

CITY OF NEWTON HOUSING AND COMMUNITY DEVELOPMENT PROGRAM AND THE WESTMETRO HOME CONSORTIUM

Fiscal Year 2012 (FFY11) Annual Action Plan of the
FY11-FY15 Consolidated Plan

July 1, 2011—June 30, 2012

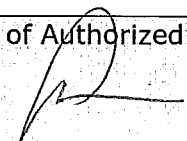




Fifth Program Year Action Plan

SF 424

Date Submitted: June 3, 2011		Applicant Identifier: B-11-MC-25-0019		Type of Submission	
Date Received by state		State Identifier		Application	Pre-application
Date Received by HUD		Federal Identifier		<input type="checkbox"/> Construction	<input type="checkbox"/> Construction
				<input checked="" type="checkbox"/> Non Construction	<input checked="" type="checkbox"/> Non Construction
Applicant Information					
City of Newton				UOG Code: MA251650 NEWTON	
1000 Commonwealth Avenue				Organizational DUNS: 076576826	
				Organizational Unit: Housing and Community Development Division	
Newton		Massachusetts		Department: Planning and Development Department	
02459		USA			
Employer Identification Number (EIN):				County: Middlesex	
46001404				Program Year Start Date: July 2010	
Applicant Type:				Specify Other Type if necessary:	
Local Government: City				N/A	
Program Funding				U.S. Department of Housing and Urban Development	
Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding					
Community Development Block Grant				14.218 Entitlement Grant	
CDBG Project Titles: Various; See document				Description of Areas Affected by CDBG Project(s): City of Newton, MA	
CDBG Grant Amount: \$2,027,611		Additional HUD Grant(s) Leveraged: \$1,503,218		Describe: Continuum of Care funds, HOME, ESG	
Additional Federal Funds Leveraged: \$0				Additional State Funds Leveraged: \$0	
Locally Leveraged Funds: \$1,102,000 (CPA, private lenders, grants, City funds)				Grantee Funds Leveraged: \$0	
Anticipated Program Income: \$200,000				Other (Describe) \$2,890,000	
Total Funds Leveraged for CDBG-based Project(s): \$5,695,218					
Home Investment Partnerships Program				14.239 HOME	
HOME Project Titles: Various; See document				Description of Areas Affected by HOME Project(s): Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Lincoln, Natick, Needham, Newton, Sudbury, Waltham, Watertown, and Wayland MA	
HOME Grant Amount: \$2,044,347		Additional HUD Grant(s) Leveraged: \$4,692,210		Describe: CDBG and State run HOME	
Additional Federal Funds Leveraged: \$0				Additional State Funds Leveraged: \$1,446,000 (CPA, DHCD, MassHousing, etc.)	
Locally Leveraged Funds: \$5,221,560 (private lenders, housing trusts, housing authorities)				Grantee Funds Leveraged: \$7,820,000	

Anticipated Program Income: \$0		Other (Describe) \$0	
Total Funds Leveraged for HOME-based Project(s): \$19,179,770			
American Dream Downpayment Initiative			
ADDI Project Titles:		Description of Areas Affected by ADDI Project(s)	
ADDI Grant Amount - \$0	Additional HUD Grant(s) Leveraged - \$	Describe	
Additional Federal Funds Leveraged - \$0		Additional State Funds Leveraged - \$0	
Locally Leveraged Funds _ \$0		Grantee Funds Leveraged - \$0	
Anticipated Program Income - \$0		Other (Describe) - \$0	
Total Funds Leveraged for ADDI-based Project(s) - \$0			
Emergency Shelter Grants Program		14.231 ESG	
ESG Project Titles: Various; See document		Description of Areas Affected by ESG Project(s): Newton, MA	
ESG Grant Amount: \$99,599	Additional HUD Grant(s) Leveraged: \$4,769,829	Describe: Continuum of Care funds, CDBG, HOME	
Additional Federal Funds Leveraged-\$0		Additional State Funds Leveraged-\$0	
Locally Leveraged Funds-\$0		Grantee Funds Leveraged-\$0	
Anticipated Program Income-\$0		Other (Describe)-\$1,550,000 in agency match from various sources	
Total Funds Leveraged for ESG-based Project(s)-\$4,769,829			
Congressional Districts of:		Is application subject to review by state Executive Order 12372 Process?	
Applicant Districts	Project Districts		
Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation.		<input type="checkbox"/> Yes	This application was made available to the state EO 12372 process for review on DATE
		<input checked="" type="checkbox"/> No	Program is not covered by EO 12372
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A	Program has not been selected by the state for review
Person to be contacted regarding this application			
Trisha	K.	Guditz	
Housing Program Manager	617-796-1156 phone	617-796-1142 fax	
tguditz@newtonma.gov	http://www.ci.newton.ma.us	Other contact: Kathleen Cahill	
Signature of Authorized Representative		Date Signed	
		6/2/11	



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- ☐ **This certification does not apply.**
☒ **This certification is applicable.**

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about --
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will --
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted --
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

City of Newton

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



Signature/Authorized Official

June 3, 2011

Date

Setti D. Warren

Name

Mayor

Title

1000 Commonwealth Avenue

Address

Newton, MA 02459

City/State/Zip

617-796-1100

Telephone Number

- ☐ This certification does not apply.
☒ This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24.570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2008, 2009, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

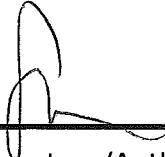
14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

City of Newton

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

June 3, 2011

Date

Setti D. Warren

Name

Mayor

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City of Newton

- ☒ This certification does not apply.
☐ This certification is applicable.

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.



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Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature/Authorized Official

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HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.



Signature/Authorized Official

June 3, 2011

Date

Setti D. Warren

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Telephone Number

- | |
|---|
| <input type="checkbox"/> This certification does not apply. |
| <input checked="" type="checkbox"/> This certification is applicable. |

ESG Certifications

I, David B. Cohen, Chief Executive Officer of the City of Newton, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related

authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.
12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.
13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.



Signature/Authorized Official

June 3, 2011

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APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
Newton Planning and Development Department	1000 Commonwealth Avenue	Newton	Middlesex	MA	02459
Newton Housing Office	492 Waltham Street	Newton	Middlesex	MA	02465
Town of Bedford	10 Mudge Way	Bedford	Middlesex	MA	01730
Town of Belmont	Town Hall Annex	Belmont	Middlesex	MA	02478
Town of Concord	141 Keyes Road First Floor	Concord	Middlesex	MA	01742
Brookline Planning Office	333 Washington Street	Brookline	Norfolk	MA	02146
Town of Framingham	150 Concord Street	Framingham	Middlesex	MA	01702
Town of Lexington	1625 Massachusetts Avenue	Lexington	Middlesex	MA	02420
Town of Lincoln	16 Lincoln Road	Lincoln	Middlesex	MA	01773
Town of Natick	13 East Central Street	Natick	Middlesex	MA	01760

City of Newton

Town of Needham	1471 Highland Avenue	Needham	Norfolk	MA	02492
Town of Sudbury	275 Old Lancaster Road	Sudbury	Middlesex	MA	01776
City of Waltham	119 School Street	Waltham	Middlesex	MA	02451
Town of Watertown	149 Main Street	Watertown	Middlesex	MA	02472
Town of Wayland	41 Cochituate Road	Wayland	Middlesex	MA	01778

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled

Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

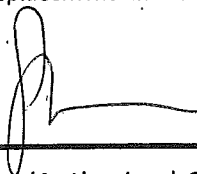
All "direct charge" employees;

all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and

- a. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

1. Analysis of Impediments to Fair Housing
2. Citizen Participation Plan
3. Anti-displacement and Relocation Plan



Signature/Authorized Official

June 3, 2011

Date

Setti D. Warren

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Mayor

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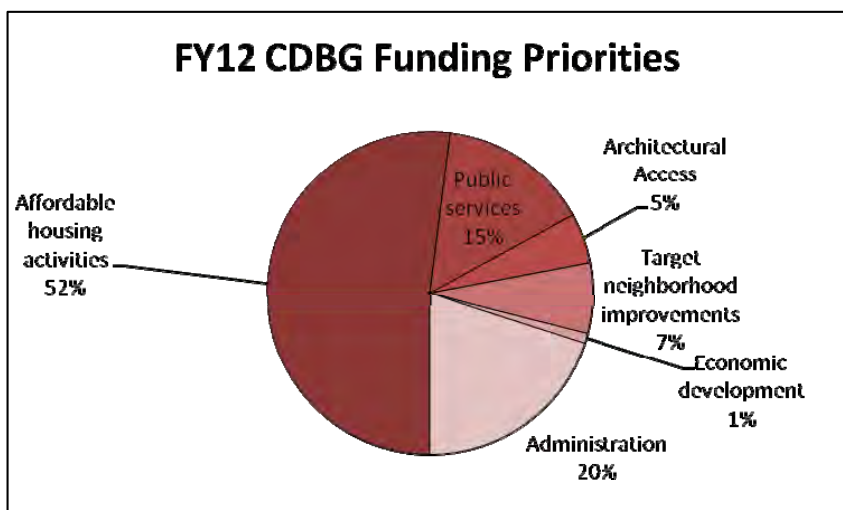
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EXECUTIVE SUMMARY

The FY12 Annual Action Plan comprises the second year of the FY11-15 Consolidated Plan for the City of Newton Community Development Block Grant (CDBG) and Emergency Shelter Grants (ESG) programs and for the WestMetro HOME Consortium HOME Investment Partnerships (HOME) program. FY12 also marks the first year that the towns of Concord and Wayland will be part of the HOME Consortium. The Consolidated Plan was prepared to describe the use of federal resources for housing and community development activities in Newton and housing activities in the 13 other HOME Consortium communities—the towns of Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Lincoln, Natick, Needham, Sudbury, Watertown, and Wayland and the city of Waltham. In FY12 the City anticipates receiving for \$2,027,611 in CDBG funds, \$2,044,347 in HOME Investment Partnerships Program (HOME) (to be portioned among 14 communities), and \$99,599 in Emergency Shelter Grants (ESG) funds.

The action plan, which is the result of a citizen-driven collaborative planning process, details how the City of Newton and the members of the WestMetro HOME Consortium will allocate the aforementioned federal funds for the period of July 1, 2011 through June 30, 2012. The action plan provides information to citizens, public and private agencies, and other interested parties on the program activities that are planned in response to the priority needs identified in the Consolidated Plan. The City of Newton and the WestMetro HOME Consortium communities are required to submit this planning document to the U.S. Department of Housing and Urban Development (HUD) to remain eligible for CDBG, ESG, and HOME funding.



In terms of the activities funded by HUD, the HOME allocation received by the Consortium is utilized to fund activities that build, buy or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. Currently ESG funding received by the City of Newton is allocated to activities designed to meet the costs of operating shelters, to provide essential social services to

homeless individuals or to help prevent homelessness. The City expects some changes in this program with the anticipated release of the new HEARTH Act regulations.

The CDBG program, which was designed to be adapted to local needs, is a more flexible program, and funding can be used for a wider range of activities, including the provision of decent housing, creating a suitable living environment and expanding economic opportunities for low- and moderate-income persons. The funds, however, must be used to benefit low- and moderate-income Newton residents.

NEWTON COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FY12 PROPOSED BUDGET

PROPOSED PROJECTS	Proposed CDBG Funds	Estimated Program Income	Total Proposed Funds
HOUSING PROGRAM			
- Housing Administration	\$315,970	\$0	\$315,970
- Housing Rehabilitation and Development Program Fund	\$691,862	\$0	\$691,862
- Housing Program Rehab Revolving Loan Fund (estimated rehab loan repayments)	\$0	\$169,642	\$169,642
TOTAL HOUSING PROGRAM	\$1,007,832	\$169,642	\$1,177,474
ACCESS			
- Senior Services - Senior Center Vestibule	\$61,860	\$0	\$61,860
- Public Works - ADA Compliant Ramps (citywide)	\$35,460	\$0	\$35,460
- Newton Cultural Center Ramp Design	\$6,760	\$0	\$6,760
- City Hall Improvements (accessible door hardware, Aldermanic seating modifications)	\$3,960	\$0	\$3,960
TOTAL ACCESS	\$108,040	\$0	\$108,040
PUBLIC SERVICES			
- Barry Price Center/Job Developer and Coach	\$14,447	\$943	\$15,390
- Barry Price Center/Person Centered Planning	\$2,737	\$173	\$2,910
- Bowen After School Program/Tuition Assistance Program	\$5,322	\$348	\$5,670
- Boys and Girls Club/Camp Scholarships	\$2,106	\$134	\$2,240
- Boys and Girls Club/Kids Corps Scholarships	\$4,182	\$268	\$4,450
- Boys and Girls Club/Teen Programming	\$4,182	\$268	\$4,450
- Charles River Center/Children's Programs Scholarships	\$4,106	\$259	\$4,365
- Charles River Center/Music Therapy	\$2,829	\$181	\$3,010
- Jewish Community Housing for the Elderly/Caring Choices	\$8,136	\$524	\$8,660
- MAB Community Services/Visually Impaired Elders Program	\$2,471	\$159	\$2,630
- Newton Child Care Fund/Child Care Scholarship Fund	\$10,645	\$705	\$11,350
- Newton Community Development Foundation/Resident Services Program	\$14,827	\$973	\$15,800
- Newton Community Service Center/Child Care Scholarships	\$14,447	\$953	\$15,400
- Newton Community Service Center/Higher Ground Teen Program	\$4,030	\$255	\$4,285
- Newton Community Service Center/Mentor Connection	\$3,193	\$207	\$3,400
- Newton Community Service Center/Parent Child Home Program	\$3,802	\$248	\$4,050
- Newton Community Service Center/Youth Centers	\$23,571	\$1,539	\$25,110
- Newton Community Service Center/The Parents Program	\$19,997	\$1,313	\$21,310
- Newton HHS Department/Mental Health Intervention for the Elderly	\$27,221	\$1,779	\$29,000
- Newton HHS Department/Youth Outreach Program	\$13,458	\$892	\$14,350
- Newton Housing Authority/Resident Services Coordinator	\$11,740	\$760	\$12,500
- Newton Senior Services Department/Senior Center Program Coordinator	\$16,348	\$1,072	\$17,420

NEWTON COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FY12 PROPOSED BUDGET

PROPOSED PROJECTS	Proposed CDBG Funds	Estimated Program Income	Total Proposed Funds
PUBLIC SERVICES (CON'T)			
- Newton Senior Services Department/Social Services Programs	\$22,811	\$1,489	\$24,300
- Newton Parks and Recreation Department/Summer Camp Scholarships	\$2,106	\$144	\$2,250
- NWW Committee/Clinical Services and Supports	\$4,942	\$328	\$5,270
- NWW Committee/Community Access	\$4,258	\$272	\$4,530
- NWW Committee/Wednesday Night Drop-In	\$4,638	\$302	\$4,940
- Peirce Extended Day Program/EDP Scholarship Program	\$4,638	\$302	\$4,940
- Plowshares Education Development Center/Tuition Assistance Program	\$10,645	\$705	\$11,350
- REACH/Individual Support and Advocacy	\$3,536	\$224	\$3,760
- Riverside Community Care/Family Crisis Stabilization	\$3,954	\$256	\$4,210
- Riverside Community Care/Mental Health and Substance Abuse Recovery	\$16,348	\$1,072	\$17,420
- The Second Step/Case Manager	\$12,470	\$810	\$13,280
TOTAL PUBLIC SERVICES	\$304,142	\$19,858	\$324,000
(Cannot Exceed 15%)			15%
ECONOMIC DEVELOPMENT			
- Family Day Care Grant Program	\$7,500 from prior years		\$0
- Economic Development Revolving Loan Funds	\$0	\$10,500	\$10,500
TOTAL ECONOMIC DEVELOPMENT	\$0	\$10,500	\$10,500
Neighborhood Improvements			
o West Newton			
- Cheesecake Brook Area Improvements (<i>Phase 2</i>)	\$41,240	\$0	\$41,240
- Washington Street Corridor Improvements	\$99,800	\$0	\$99,800
DPW - Engineering Design & Construction Support	\$12,375	\$0	\$12,375
TOTAL NEIGHBORHOOD IMPROVEMENTS	\$153,415	\$0	\$153,415
PROGRAM ADMINISTRATION			
- Program Administration	\$441,398	\$0	\$441,398
- Citizen Participation	\$4,124	\$0	\$4,124
TOTAL ADMINISTRATION	\$445,522	\$0	\$445,522
(Cannot exceed 20%)			20%
CONTINGENCIES	\$8,660		\$8,660
GRAND TOTAL ALL PROGRAM AREAS	\$2,027,611	\$200,000	\$2,227,611

Newton Emergency Shelter Grant Program - FY12 Proposed Budget	
- Middlesex Human Service Agency-Operating Assistance at Men's and Family Shelters	\$12,010
- Middlesex Human Service Agency-Operating Assistance for Soup Kitchen	\$12,010
- The Second Step-Operating Assistance for Transitional Residence	\$27,860
- The Cousens Fund-Emergency Assistance for Rent and Utilities	\$16,760
- REACH Emergency Shelter-Operating Assistance for Shelter Surviving DV Survivors	\$17,970
- Riverside Community Care-Adolescent Homelessness Prevention Program	\$10,500
- Brookline Community Mental Health Center --Metropolitan Mediation Service	\$2,489
TOTAL	\$99,599

HOME PARTNERSHIPS PROGRAM BUDGET

PROJECT	DESCRIPTION	FY12
BEDFORD		
HOME Administration	Administration of Bedford's HOME Program	\$1,333
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	\$17,129
TOTAL		\$18,462
BELMONT		
HOME Administration	Administration of Belmont's HOME Program	\$7,277
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	\$93,557
TOTAL		\$100,834
BROOKLINE		
HOME Administration	Administration of Brookline's HOME Program	\$31,614
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	\$397,428
CHDO Operations @ 5%	Operating Income for Brookline's CHODO	\$22,581
TOTAL		\$451,623
CONCORD		
HOME Administration	Administration of Concord's HOME Program	\$1,549
Downpayment Assistance and Initial Occupancy Small Loan Program	Funds for closing costs, down payment assistance, and rehabilitation work related to initial occupancy	\$9,958
Small Loan and Rehabilitation Program	Funds for rehabilitation of owner-occupied housing	\$9,958
TOTAL		\$21,465
FRAMINGHAM		
HOME Administration	Administration of Framingham's HOME Program	\$26,343
Homebuyer Assistance Program	Funds to assist first-time homebuyers	\$23,335
Housing Rehabilitation Assistance	Funds for rehabilitation of owner-occupied housing	\$141,298
Memorial House Renovation	Funds to renovate six (6) public housing congregate units	\$100,584
CHDO Operating Expenses @ 5%	Operating expenses for Framingham's CHDO	\$18,588
CHDO Set-Aside @ 15%	CHDO acquisition projects	\$54,879
TOTAL		\$365,027
LEXINGTON		
HOME Administration	Administration of Lexington's HOME Program	\$4,022
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	\$51,704
TOTAL		\$55,726
LINCOLN		
HOME Administration	Administration of Lincoln's HOME Program	\$615
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	\$7,906
TOTAL		\$8,521

HOME PARTNERSHIPS PROGRAM BUDGET (CON'T)

PROJECT	DESCRIPTION	FY12
NATICK		
HOME Administration	Administration of Natick's HOME Program	\$5,761
Down Payment Assistance Program	Funds to assist low to moderate income homebuyers	\$72,329
6 Plain Street	Funds for rehabilitation of a 2-unit affordable development	\$40,685
TOTAL		\$118,775
NEEDHAM		
HOME Administration	Administration of Needham's HOME Program	\$4,304
Foreclosure Purchase & Redevelopment	Development of affordable units on foreclosed property	\$55,344
TOTAL		\$59,648
NEWTON		
Newton HOME Administration	Administration of Newton's HOME Program	\$16,398
Affordable Housing Development Pool	Funding pool for the creation of affordable housing	\$199,120
CHDO Operating Expenses @ 5%	CAN-DO operating expenses	\$11,713
TOTAL		\$227,231
SUDBURY		
HOME Administration	Administration of Sudbury's HOME Program	\$1,642
The Coolidge at Sudbury	Funding to assist rental project	\$21,109
TOTAL		\$22,751
WALTHAM		
HOME Administration	Administration of Waltham's HOME Program	\$25,519
Downpayment Assistance Program	No-interest/deferred loans for 1-4 family acquisition	\$255,196
CHDO Set-Aside @ 15%	CHDO acquisition projects	\$54,685
CHDO Operations @ 5%	Operating Income for Waltham's CHDO	\$18,228
TOTAL		\$353,628
WATERTOWN		
HOME Administration	Administration of Watertown's HOME Program	\$14,451
CHDO Operating Expenses @ 5%	Watertown Community Housing's operating expenses	\$10,322
Housing Rehab	Funds for moderate rehabilitation and energy efficiency improvements of affordable housing	\$136,282
Affordable Housing Dev Pool	Loan repayment from the borrowing of FY07 funding from Natick	\$39,192
TOTAL		\$200,247
TOTAL LESS LOAN REPAYMENT		\$161,055
WAYLAND		
Habitat for Humanity Stonebridge Road Project	Design and build four, 3-bedroom units of affordable housing for families earning \leq 80% AMI	\$18,030
TOTAL		\$18,030
HOME Consortium Administration (3% from HOME Communities)		\$61,332
TOTAL FOR HOME CONSORTIUM		\$2,044,347
TOTAL ADMINISTRATIVE COSTS (as a percentage of total grant)		10%
TOTAL CHDO SET-ASIDE (as a percentage of total grant)		3%

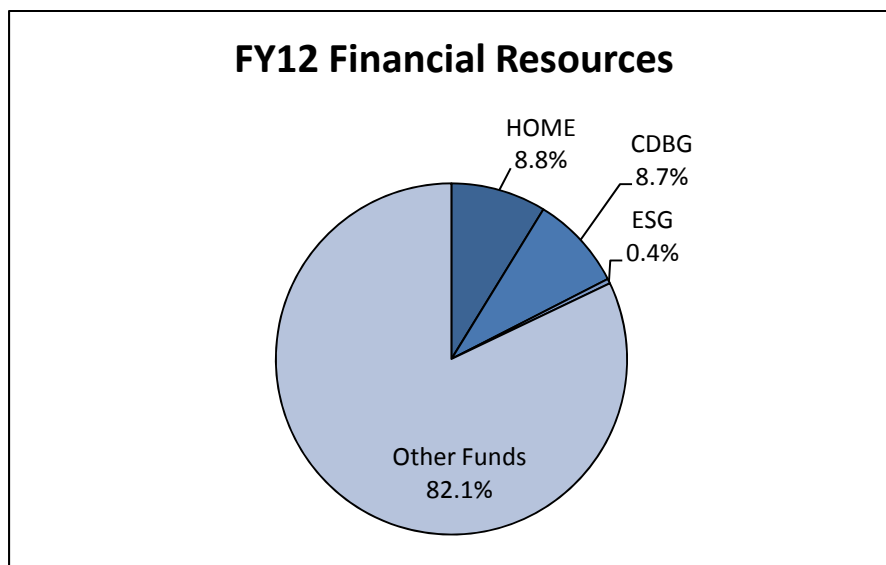
GEOGRAPHIC DISTRIBUTION OF FUNDS

In terms of Newton's CDBG and ESG grants, housing rehabilitation, housing development, architectural access and public service projects will directly benefit low- and moderate-income people and will be carried out on a citywide basis. Economic development projects may also be undertaken throughout the city and will require the creation of jobs for low- and moderate-income people or will directly benefit a low- and moderate-income owner of a microenterprise.

Since Newton does not have any areas of low-income or minority concentration, neighborhood improvement projects are carried out in four target neighborhoods, including portions of the villages of Newton Corner, Newtonville, Nonantum and West Newton. These target neighborhoods are composed of the block groups in Newton with the highest concentrations of low- and moderate-income people. Maps depicting each neighborhood can be found in Appendix A. Funds for neighborhood improvement projects are distributed among the target neighborhoods on a rotating basis, with one neighborhood receiving funds each year. During FY12, funds will be used in the West Newton target neighborhood.

Both direct benefit and area benefit activities are consistent with the Newton Housing and Community Development Program's goals of maintaining Newton's and the HOME Consortium's economic diversity and improving the physical, social, economic and housing environments for low- and moderate-income residents.

FY12 ADDITIONAL RESOURCES ANTICIPATED TO BE AVAILABLE



CDBG Leveraged Funds

- \$1,503,218 (Additional HUD grants—HOME, ESG, Continuum of Care)
- \$1,102,000 (Locally leveraged funds—CPA, local lenders, grants, City funds)

- \$200,000 (Anticipated program income from rehabilitation and economic development loans)
- \$2,890,000 (Other: MA Dept. of Developmental Services, Mass Rehabilitation Commission, Mass Commission for the Blind, United Way of Mass Bay, City of Newton, MA Dept. of Transitional Assistance, MA Dept. of Children and Families, MA Dept. of Housing and Community Development, MA Executive Office of Elder Affairs, City of Waltham, MA Office of Violence Against Women, Foundation Grants, Agency Fundraising)

Total Leveraged Funds: \$5,695,218

Total Funding: \$7,722,829

HOME Leveraged Funds

- \$4,692,210 (Additional HUD funds)
- \$1,446,000 (Additional State funds—CPA, State Affordable Housing Trust, etc.)
- \$5,221,560 (Locally leveraged funds—private lenders, housing trusts, foundations)
- \$7,820,000 (Grantee leveraged funds)

Total Leveraged Funds: \$19,179,770

Total Funding: \$21,224,117

ESG Leveraged Funds

- \$ 4,769,829 (Additional HUD grants—Continuum of Care, CDBG)
- \$1,550,000 (Sub-grantee matching funds from MA Dept. of Transitional Assistance, MA Dept of Children and Families, HUD Supportive Housing, FEMA, Donations, City of Newton, City of Waltham, Project Bread)

Total Leveraged Funds: \$4,769,829

Total Funding: \$4,868,495

One hundred percent of CDBG funds will be used for activities that benefit Newton’s low- and moderate-income residents.

OTHER FORMS OF INVESTMENT

The WestMetro HOME Consortium has over \$12,027,887 in unutilized matching funds. HOME funds are anticipated to leverage an additional \$13,041,560 in funding from sources such as MassHousing, CPA, Massachusetts Department of Housing and Community Development, local housing trusts, and private lenders, in addition to others.

MANAGING THE PROCESS

Lead Entity and HOME Consortium Community Administration

The lead agency responsible for overseeing the development of the FY11-15 Consolidated Plan and the FY12 Annual Action Plan is the Housing and Community Development Division (the Division) of the City of Newton's Planning and Development Department. In addition to serving as the lead agency for the City of Newton's CDBG and ESG consolidated planning process, the Division also serves as the lead entity for the HOME portion of the Consolidated Plan for the WestMetro HOME Consortium. The HOME Consortium consists of the towns of Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Lincoln, Natick, Needham, Sudbury, Watertown, and Wayland and the cities of Newton and Waltham. Brookline, Framingham and Waltham are also CDBG grantees. The information below identifies the major public agency in each Consortium community that will be responsible for administering programs covered by the Plan.

Bedford: Town Manager's Office

Belmont: Planning Division of the Town of Belmont Office of Community Development

Brookline: Planning and Community Development Department

Concord: Department of Planning and Land Management, Planning Division

Framingham: Community and Economic Development Department

Lincoln: Planning Board

Lexington: Planning Department

Natick: Community Development Department

Needham: Planning Board

Sudbury: The Community Housing Office within the Department of Planning and Community Development

Waltham: Housing and Planning Departments

Watertown: Department of Community Development and Planning

Wayland: Planning Department

Many of the HOME Consortium responsible entities work with volunteer housing committees to advance the community goals of affordable housing. These groups are described in the following table.

Volunteer Housing Committee	Composition	Role in the use of HOME funds
Bedford Housing Partnership (BHP)	Selectman liaison, Housing Authority Board member, Planning Board member, former Housing Authority Director, realtor, community members.	The BHP is the group that reviews, approves, and recommends to other Town boards all HOME plans and reports and reviews all housing projects. The BHP is involved in setting and implementing the Town's housing policy and agenda.
Belmont Housing Trust (BHT)	Lawyers, housing consultants, housing manager, policy researcher, builders.	The Belmont Housing Trust is responsible for setting housing policy and determining how the Town's HOME funds will be used.
Brookline Housing Advisory Board	Seven Brookline residents, including a representative from the Brookline Housing Authority Board of Commissioners, a representative of Planning Board, a low or moderate income tenant with knowledge or tenant issues, and four appointees by the Board of Selectmen with experience in one of more of the following areas: government housing programs, housing/real estate finances, design or urban planning, and real estate law.	The Housing Advisory Board approves the initial HOME budget and makes recommendations to the Board of Selectmen about changes to the budget, including the commitment of HOME funding to specific projects.
Concord Housing Development Corporation (CHDC)	The seven voting members appointed by Concord's Board of Selectmen are expected to have an understanding of land planning, construction, real estate law, government housing, real estate development, and housing financing.	The CHDC's role is to create and promote affordable housing opportunities in Concord. HOME funds will be used to support their work to create additional low and moderate income housing units.

Volunteer Housing Committee	Composition	Role in the use of HOME funds
Framingham Community Development Committee	<ul style="list-style-type: none"> • Residential services, Assisted living developer • Senior Citizen, Framingham Rotary Club • Target neighborhood resident, African American • Target neighborhood resident, Town Meeting member • Realtor, downtown business owner, Brazilian • State College faculty • Senior Citizen, African American • Target Neighborhood Resident, Co-chair neighborhood association • Downtown Business Owner 	Budget recommendations for the town's CDBG and HOME Programs are compiled by the Town's Community Development Department with the assistance of a Community Development Committee appointed by the Board of Selectmen to advise on funding local public service agencies.
Lexington Housing Partnership	<p>4 Members designated by Fair Housing and Human Relations Committee, Lexington Housing Assistance Board (LexHAB), Lexington Housing Authority, Planning Board</p> <p>17 Members (Banker, Developer/Builder/Architect, Real Estate, Attorney, American Association of University Women, Hancock Church Housing Committee, League of Women Voters, Lexington Coalition for Racial Equality, Lexington Interfaith Clergy Association) appointed by the Selectmen</p> <p>7 General Housing Advocates Members; 6 Liaisons (non-voting)</p>	Staff typically drafts the various planning documents required by the HOME program which are then run through the Housing Partnership for comments and revisions.
Lincoln Housing Commission	Accountant, lawyer, realtor, teacher and planner.	The Housing Commission works with staff to provide direction for the development of affordable housing with HOME funds.

Volunteer Housing Committee	Composition	Role in the use of HOME funds
Natick Community Development Advisory Committee/ Affordable Housing Trust Fund	Representative from the Board of Selectmen, banker, real estate agents, resident working in the construction industry, attorney, engineer, consultant for non-profits, and Planning Board member.	The Natick Affordable Housing Trust (NAHT) works with the Community Development Advisory Committee (CDAC) with the purpose of creation and preservation of affordable housing for the benefit of low and moderate-income households. Both committees meet monthly to discuss Natick affordable housing issues and review the use of HOME funds.
Newton Housing Partnership	Representatives of nonprofit housing development organizations and businesses and institutions which are based in Newton or which serve the housing needs of Newton residents	The Housing Partnership reviews all affordable housing projects that receive HOME or CDBG funds. The Partnership also works with staff to assess housing needs and address these priorities through programs and projects.
Sudbury Housing Trust	Lawyers, selectman, clergy, Planning Board member, Housing Authority commissioner, advocate, banker, architect.	The Trust recommends the use of HOME funds in conjunction with housing projects. The Board of Selectmen has the authority to confirm, approve or otherwise advise on the final use of HOME funds.
Watertown Housing Partnership	Lawyer, realtor, retired teacher, retired judge, Watertown Housing Authority Director and banker.	The Watertown Housing Partnership determines the allocation of HOME funds and approves budget transfers.
Wayland Housing Partnership	Board of Selectmen appoint all nine members, including a representative of the Board of Selectmen, representatives appointed by the Wayland Housing Authority, Planning Board, Conservation Commission, School Committee, the Wayland Clergy Association, and three members from the Community at large.	The Wayland Housing Partnership reviews all affordable housing projects that receive HOME or other funds. The partnership works with staff to assess housing needs and address these priorities through programs and projects. The Board of Selectmen have the authority to confirm, approve or otherwise advise on the final use of the HOME funds.

Development of the FY12 Annual Action Plan

Work on the FY12 Annual Action Plan began in the winter of 2010/2011 when staff met with advisory committees and housing trusts to review the priorities and the corresponding policies, programs and projects documented in the FY11-FY15 Consolidated Plan. Each advisory board, guided by staff, evaluated these priorities in light of the FY11 programmatic experiences. Changes were recommended in the areas of economic development, housing, neighborhood improvements and architectural access improvements (which are noted and explained in the FY12 Annual Action Plan). The Planning and Development Board held a public hearing on March, 7, 2011 and again on May 2, when more accurate estimates for the FY12 allocations were available.

On a regional level, Newton maintains contact with municipalities within the region through its involvement in the WestMetro HOME Consortium. Through this forum, Division staff is able to share in regional planning activities that relate to affordable housing development. Besides individual contact between Newton and members staff, the Consortium also holds meetings on a quarterly basis. This offers members an opportunity to raise and resolve particular issues, to discuss new programs and projects and to develop both a local and a regional outlook on affordable housing development.

CITIZEN PARTICIPATION

Citizen participation has been an established priority of both the Newton Housing and Community Development program and the WestMetro HOME Consortium for many years, and citizen participation plans exist for both the Newton CDBG and ESG programs and for the WestMetro HOME Consortium. In terms of the citizen participation process employed for the development of the FY12 Annual Action Plan, meetings were held in each individual HOME Consortium community to solicit feedback and public input on the planned uses of federal funds. The City of Newton then held a public hearing on March 7, 2011, to present its plan for allocating its CDBG, ESG and HOME allocations. Additionally, the plans for the HOME allocations for the 13 other members of the WestMetro HOME Consortium were presented at this hearing. Advertisements announcing the public hearing and the availability of the plan were placed in each HOME Consortium communities' local newspaper during the week of February 16, and a link to the draft FY12 Annual Action Plan was placed on the City of Newton website. An additional public hearing was held on May 2, when more accurate allocation estimates were available. No comments were received on the Plan.

INSTITUTIONAL STRUCTURE

For the past 37 years, the Housing and Community Development Division of the Newton Planning and Development Department has developed and managed a number of programs for city residents, all in keeping with the goal of increasing Newton's diversity by improving the economic, social, physical and housing environments for families and individuals with low- or moderate-incomes. Current programs administered by the Division include housing (development, rehabilitation, first-time homebuyer and homebuyer programs), economic development, neighborhood improvements, accessibility

improvements and homeless and human service programs. Since 1992, the Division has also administered federal HOME funds for a growing Consortium of local member communities. These funds are specifically directed towards low-income housing.

Effective program delivery would not be possible, however, without the efforts of many other local, state, federal and private partners. The institutional structure established to develop the City of Newton and the WestMetro HOME Consortium Consolidated Plan is broadly based and integrates the talents of key organizations and committees involved in the CDBG, ESG and HOME programs, and other housing and human service activities. This institutional framework for planning and implementing housing and community development activities operates with the goal of enhancing the quality and expanding the programs and services that serve low- and moderate-income persons in the community.

Affordable housing production programs and community development programs in the City of Newton are driven primarily by the actions and interactions of three groups: government agencies (or public institutions); nonprofit and for-profit organizations (especially developers and social service providers); and private lenders and corporations. Federal, state and local government agencies provide a significant portion of funding and support for affordable housing and community development activities and guide these activities through their policies, program guidelines, and in the case of the local housing authorities in the HOME Consortium communities, through the direct provision of housing units and services.

The various government agencies often act as principal funders of the housing and community development services provided by nonprofit and for-profit organizations. The nonprofit and for-profit developers and service providers, in turn, develop affordable housing projects, offer supportive services and influence the type of affordable housing projects built and the services offered. Private lenders also play an important institutional role within the delivery system by providing additional financing and by providing a conduit for the delivery of housing services to low- and moderate-income households. The relationship between these three groups of stakeholders forms the basis of the housing and community development delivery system and plays a considerable role in the housing and community development efforts within Newton and the HOME Consortium communities. Efforts to strengthen the relationships between the stakeholder groups will continue during FY12.

In Newton, in addition to these three chief stakeholder groups, a number of local advisory committees appointed by the Mayor provide important input on issues facing the community to help guide staff and local officials on the housing, community and economic development efforts in Newton. These groups include:

- Four target neighborhood advisory committees:
 - ✓ Newtonville Advisory Committee
 - ✓ Newton Corner Advisory Committee
 - ✓ Nonantum Advisory Committee
 - ✓ West Newton Advisory Committee

- Economic Development Advisory Committee
- Human Service Advisory Committee
- Newton Disabilities Commission
- Newton Housing Partnership
- Newton Planning and Development Board
- Newton Fair Housing Committee

The Brookline-Newton-Waltham-Watertown Homelessness Consortium, which recently expanded to include the City of Waltham, is also an important advisory committee. This Consortium is comprised of representatives of organizations, government entities, and state agencies who work together to use resources to coordinate the provision of housing and services for people who are homeless.

PUBLIC AND PRIVATE HOUSING, HEALTH AND SOCIAL SERVICE COORDINATION

The City of Newton is an active member of the Citizens' Housing and Planning Association (CHAPA), a nonprofit umbrella organization for affordable housing and community development activities throughout Massachusetts and is a member of the Boston Metropolitan Planning Organization (MPO), which is composed of seven agencies, seven municipalities and a public advisory committee that collectively carry out the federally mandated "continuing, comprehensive and cooperative transportation planning process for the region." Housing and Community Development staff is also active both nationally and regionally as members of the National Community Development Association (NCDA), a national nonprofit organization composed of more than 550 local governments across the country that administer federally-supported community and economic development, housing and human service programs, including the CDBG, ESG and HOME programs.

Division staff is also actively involved with a number of collaborative efforts that include representatives of agencies and organizations outside of Newton. Throughout the year, collaborative groups such as the Human Service Providers Network and the Brookline-Newton-Waltham-Watertown Homelessness Consortium meet to discuss issues and needs in Newton and the surrounding communities. Housing and Community Development Division staff takes the lead in coordinating these meetings.

The City of Newton is committed to promoting and improving coordination between public and assisted housing providers and private and government health, mental health and service agencies. Evidence of this commitment is apparent from the numerous advisory committee meetings held and the ongoing communication with the staffs of other City departments and other jurisdictions undertaken as both part of the development of the Consolidated Plan and the Annual Action Plan and as a regular component of Newton's housing and community development program. The specific actions to be undertaken during the next year to increase coordination are described in the following paragraphs.

The Housing and Community Development Division of the Newton Planning and Development Department is the primary City entity responsible for coordination efforts. As such, for the past eight years, Division staff has planned, organized and promoted a Human Service Providers Network meeting for CDBG and ESG grantees and local non-grantee agencies. The meetings are held five times a year with an average attendance of 30 people from 25 different agencies.

Human Service Providers Network meetings increase the level of information available to providers concerning social problems and promote the sharing of ideas and strategies between them. The goal is to encourage providers to not only be in communication with each other but to also encourage them to find new ways to work cooperatively to provide services. Whereas providers in some communities complain of increased competitiveness in the face of shrinking public funds available for services, Division staff has found that when agencies interact and communicate, the intensity of the competitiveness is lessened. Providers Network meetings will continue to be held during FY12 to enhance coordination efforts.

Another major coordination effort led by Division staff is the Brookline-Newton-Waltham-Watertown Homelessness Consortium, which is composed of local nonprofit agencies, private foundations, formerly homeless individuals, private businesses, state agencies, the City of Newton and the towns of Brookline, Waltham and Watertown. Members of the Consortium work together to apply for U.S. Department of Housing and Urban Development (HUD) Continuum of Care funds and to provide a continuum of care system to help the homeless and people at-risk of homelessness obtain or maintain permanent housing and self-sufficiency. Members also work together to coordinate the point-in-time survey of homeless people that is conducted annually in the four municipal member communities. The Homelessness Consortium meets monthly as a whole, with Planning Committee and HMIS Committee meetings scheduled less frequently. These meetings will continue during FY12.

The Newton Housing Partnership (NHP), a volunteer group of Newton residents with experience in affordable housing and related fields, meets monthly to review and comment on housing projects and to provide feedback to staff on programs and policy-related issues. The Housing Partnership, whose members are appointed by the Mayor, was established in 1990. The NHP is one of the most visible links between the City and private, for-profit businesses and nonprofit organizations that provide housing and/or services in Newton. This linkage enables the NHP to provide a peer review that is consistent and coordinated. In addition, many of the members of the Housing Partnership are involved in other volunteer efforts in Newton which helps provide the members with a sense of context and historical perspective that otherwise would not exist. During FY12, the NHP will continue to enhance the coordination process among public and private housing, health and social service agencies.

Another example of building partnerships and enhancing coordination is the ongoing dialogue between housing staff and the state Department of Housing and Community Development (DHCD) on how to make First Time Homebuyer Program units eligible for Local Initiative Program and inclusion on the subsidized Housing Inventory. Housing staff, with the Newton Law Department, is also “breaking new ground” according to DHCD, in discussions concerning HOME-assisted units and the most coherent way to preserve their affordability. In the fall of FY10, HUD announced that the Universal Deed Rider, a deed rider developed by MassHousing in 2006 to survive foreclosure, and utilized by DHCD’s Local Initiative Program, is not in compliance with HOME Program requirements because, as a last resort, the Universal Deed Rider allows for the possibility of the unit to be sold to a buyer that is not income-eligible. It also includes both recapture and resale provisions, and only one type of provision is allowed. Until HUD determined that it was not in compliance, many of the projects funded with entitlement HOME program funds in this Consortium and in jurisdictions across the state used the Universal Deed Rider. During FY12 staff will continue to work with DHCD and HUD to develop a deed rider that satisfies both the HOME Program requirements and the LIP.

Another ongoing, multi-staffed public-private initiative is the Newton Hoarding Task Force. The task force is comprised of representatives from a number of City departments including the Fire, Police, Senior Services, Health and Human Services and Planning Departments. Other members include the property managers from two elderly developments, the Newton Housing Authority and protective services staff from Springwell, a private nonprofit that provides services to the elderly and people with disabilities. Housing staff attends the monthly task force meetings and the program has provided CDBG funds to clean up units occupied by income-eligible hoarders.

BEDFORD

The Bedford Housing Partnership works with the Municipal Affordable Housing Trust to oversee the Town’s affordable housing activities. The Partnership and the Housing Trust include representatives from the Town Manager’s office, Selectmen, Planning Board, Housing Authority, and the Community Preservation Committee. Therefore, the coordination among these Boards is institutionalized into the structure of the Partnership. All affordable housing proposals have the full input of Town Departments, boards and the community. A thorough review of all proposals is conducted by the Planning Board, Conservation Commission, Zoning Board of Appeals and Selectmen, when appropriate. In addition many projects, such as those with Community Preservation funding, must be approved through Town Meeting, which is open to the entire voting population of the community.

BELMONT

A member of the Belmont Housing Trust (defined within the legislation establishing the Trust) is an elected member of the Belmont Housing Authority (BHA) and another is a member of the Planning Board. As a result, each body is well aware of what the other is doing and how they can assist in collaborating on shared goals.

Additionally, an ad hoc committee consisting of various Town departments, which have some impact on housing (i.e., Health, Police, Fire, Building, Zoning) and representatives from social service agencies meet periodically as the 'Safe Housing Task Force' to discuss and develop solutions for 'unsafe' housing situations in the Town.

BROOKLINE

Under the policy direction of the Housing Advisory Board, Housing Division staff will continue to work with other Town departments, public and private affordable housing developers, and local private agencies to both assess housing needs and to serve those who need housing services. Housing Division staff will continue to work with the Brookline Housing Authority (BHA) to assure the preservation of this critical resource through annual CDBG allocations for capital improvements and to access project based subsidies for projects under development.

In FY12, the Town will collaborate with the BHA on its proposed 32 unit Trustman Apartments/Dummer Street project which is currently in pre-development. The Town will also work with the Town's CHDO, Brookline Improvement Coalition, Inc. as well as other nonprofit developers (e.g., Pine Street Inn, HEARTH, Caritas Communities, Planning Office for Urban Affairs, Hebrew Senior Life) and for-profit developers to preserve existing affordable housing and assess new opportunities. Housing Division staff will continue to collaborate, on both the policy and case management level, with the Town's Health Department. The Health Department enforces health and State Sanitary Codes, including oversight in the area of lead paint and asbestos issues, lodging housing permitting, and the recently identified challenge of hoarding. The Town will also work with the Council on Aging on issues including referrals for energy conservation and accessibility modification services and the Officer for Disabilities, Fair Housing and Human Relations to educate parties about fair housing rights and responsibilities.

The Housing Division will continue to collaborate with outside agencies, in particular the Brookline Community Mental Health Center, which is coordinating the Town's Homelessness Prevention and Rapid Re-Housing Program. Finally, the Division will continue to engage these departments as well as the Town's Veteran's Office and School Department personnel at each school, in outreach for new affordable housing opportunities.

CONCORD

The Town of Concord is constantly working to improve communication and coordination, both between Town departments and with the private and public organizations in the community. Concord's Board of Health and new Community Services Coordinator are currently in discussions to develop new services which will better serve those individuals who need additional services but do not yet qualify for assistance through Concord's Council on Aging (COA), which provides services to Concord's elder population. Concord is also committed to working with the Town of Acton to begin planning a Regional Nursing Services program to fill a void in this area and supplement its existing public services. In addition, the Health Division provides enforcement and inspection services to the Town, and assists the COA and Housing Authority when cases of hoarding are discovered.

Concord's primary nonprofit housing organizations are the Concord Housing Authority and the Concord Housing Development Corporation, both of which are currently in the process of developing new affordable housing units. Concord's Planning Division is actively working with both organizations to plan, permit, and construct these units and will continue to assist with this work until the projects are complete.

FRAMINGHAM

The Framingham Department of Community and Economic Development will strive to work with town agencies, the Framingham Housing Authority and housing developers to effect positive, permanent changes in the local housing market by raising concerns, framing issues, fostering debate, facilitating dialogue and promoting education about local housing issues by serving on a broad range of committees, task forces, and focus groups, including the Fair Housing Committee, MetroWest Outreach Connection, Downtown Solutions, Framingham Downtown Renaissance, Framingham Community Partners, Framingham Business Association, Community Connections, the Housing Summit, and the Town Meeting Standing Committee on Planning and Zoning. Framingham's Community Development Committee will continue to play a role in setting policy and encouraging coordination of the delivery of housing and social services to the town's least affluent residents.

LEXINGTON

In FY12 the successful partnership between the local Housing Authority and the Town's affordable housing developer, the Lexington Housing Assistance Board (LexHAB), will continue. Currently the Housing Authority administers the Affirmative Fair Marketing and tenant selection process for LexHAB, and there are on-going discussions to add other income and tenant monitoring service to the arrangement. The last five units acquired by LexHAB, spanning two years, have come through this process.

LINCOLN

The Town of Lincoln will work with local agencies such as the Council on Aging and Disabilities Commission. Lincoln is also working with WATCH (Waltham Alliance to Create Housing) to coordinate Town needs.

NATICK

It is essential to the Town that affordable housing development continues to address the needs of persons with disabilities and needs of the elderly. Currently Natick has investigated the use of Universal Design as a requirement for all affordable housing units, including those provided through 40B and 40R. The Board of Selectmen has recently reviewed a bylaw article for the implementation of "visitability" as a requirement for all new construction, which would provide, at a minimum, handicap access to the first floor. And the Town Affordable Housing committees are looking at development of several Town parcels to include universal design.

The Town will encourage zoning applicants to incorporate universal design into their projects. The Town will also work to help inform housing providers of the current needs of the community and available resources and the location of service centers. Most of the few service centers in Natick are located in the vicinity of Natick Center and provide opportunities for those living in affordable units to access special needs and services.

NEEDHAM

Regular meetings between staff from the Needham Planning Department, Needham Opportunities Inc and the Housing Authority have been established in order to discuss housing projects, ideas and visions. The meetings have proven helpful in moving each entity forward with shared goals. As the group's meetings become routine, representatives from other agencies in Needham could also be invited to join. The plan is to transform the group into a formal Housing Committee.

SUDBURY

The Town of Sudbury will continue to work with housing providers and service agencies in Town to enhance overall level of support. Action items include publishing the services brochure of housing providers, and continued work with Longfellow Glen management through the transitions stage to new owners.

WALTHAM

The City continues to work with its local CHDO, WATCH, CDC. in the development of affordable housing with HOME funding. WATCH addresses housing on many fronts by building affordable housing, educating the community on the issue and supporting concerned residents in organizing and taking action for policies or developments that would create more affordable housing. WATCH also conducts a Housing Advocacy Clinic for tenants and landlords. Clinic staff educates tenants and landlords on landlord rights and responsibilities and helps to mediate and resolve housing problems in the city. WATCH receives five percent of Waltham's HOME allocation for staff salary expenses. The City and the Waltham Housing Authority continue to work together on housing rehabilitation throughout the City. The City will continue to fund 19 Social Service Agencies that offer a range of services throughout the City. The Planning Department also participates in the local homeless coalition committee and will continue to assist as necessary. The City is also taking increasing advantage of electronic forms of communication – particularly the City's website and official email communications. Increasing the use of bilingual notices is also intended to enhance communication to the public.

WATERTOWN

In order to improve coordination between housing providers and service agencies, Watertown will encourage an open exchange of ideas and issues. The Town has encouraged this through outreach to service providers as part of Watertown's needs assessment for the FY12 Annual Action Plan and will continue to facilitate opportunities for dialogue among service providers, Town staff, Watertown Housing Partnership, and housing providers. This will also provide a mechanism to identify redundancies and opportunities for efficiencies through combined efforts.

FY12 PROPOSED POLICIES, PROGRAM CHANGES, AND OUTCOME GOALS

Housing

In the fall of 2009, the Newton Housing Partnership established a subcommittee to evaluate various mechanisms to streamline the affordable housing development process. After meeting on a monthly basis until the spring of 2010, the members of the Streamlining Affordable Housing Funding Subcommittee determined that the creation of a municipal affordable housing trust was the most viable option for expediting the local funding process for proposed affordable housing projects. In FY12 housing staff will finalize a White Paper, addressing this proposal, and ask the subcommittee to reconvene and begin developing a strategy to build support for the creation of a housing trust. Additionally, housing staff will work with the Community Preservation Program Manager to introduce the concept to the Community Preservation Committee and request seed funds to capitalize the trust.

Neighborhood Improvements

In the Consolidated Plan there were three main priorities listed for West Newton, however, in light of potential budget cuts, the West Newton Advisory Committee readjusted their priorities to include only two projects. The West Newton Traffic Improvements project was eliminated. Though speeding and other traffic concerns are still very important to the community, this project was deemed the most difficult and complicated to implement. The chosen projects, Cheesecake Brook Greenway Area Improvements and Washington Street Corridor Improvements, are more defined and implementable in a reasonable amount of time.

Economic Development

In FY12, staff will finalize the strengthened linkage between the Economic Development Advisory Committee (EDAC) and the Economic Development Commission (EDC). The goal is to better integrate the CDBG-funded programs within the City's overall economic development goals. Improving this connection to the EDC has been discussed at length and in FY12, staff expects to be able to put the proposed changes into action. One of these changes is introducing targeted marketing efforts to reach out to potential microenterprise loan applicants.

Architectural Access

It is expected that the Mayor's Committee for People with Disabilities will transition to become a Disabilities Commission in the remainder of FY11. The Commission will continue to act as the advisory body for CDBG Access funds.

WestMetro HOME Consortium

The WestMetro HOME Consortium will be expanded in FY12 to include the Towns of Wayland and Concord.

Proposed FY12 Outcomes

Program Area	Proposed Outcome
CDBG Program	
Housing Development	
Affordable housing units	2
Homebuyer assistance	2*
Housing rehabilitation programs	12 units
Public Services	
Elder services	3,600 people
Adolescent services	800 people
Children's services	300 people
Adult/family services	600 people
Services for people with disabilities	200 people
Architectural Access	
Public thoroughfare improvements	8 curb cuts (2 intersections)
Public building improvements	4
Parks and recreational facilities improvements	0
Nonprofit agency improvements	0
Economic Development	
Microenterprise loan	1
Family day care grant	1
Neighborhood Improvements	
Parks/open space improvements	1
Tree Plantings	12

Continuum of Care for People who are Homeless or At-Risk of (ESG Program)	
Program Area	Proposed Outcome
Homelessness Prevention	250 people
Support Services	650 people
Operating Support	550 people
HOME Program	
Rental units	12
Homebuyer units	12
Homebuyer assistance	15
Homeowner Rehabilitation	9

**Homebuyer Assistance is funded with local CPA funds*

FY12 NEWTON COMMUNITY DEVELOPMENT PRIORITIES

The following housing and community development activities are based on data analysis, citizen input and other information collected for the Consolidated Plan. Activities funded with CDBG, HOME, and ESG funding must address a minimum of one of the following priorities. Each priority is followed by the proposed activity that will be undertaken to address it.

Architectural Access

Priority #1: Public Thoroughfare Improvements

- Public Works - ADA Compliant Ramps (citywide) \$35,460

Priority #1: Public Buildings Improvements

- Senior Services - Senior Center Vestibule \$61,860
- Newton Cultural Center Ramp Design \$6,760
- City Hall Improvements \$3,960

Public Services

Priority #1: Children's Service Needs

- Bowen After School Program/Tuition Assistance Program \$5,670
- Boys and Girls Club/Camp Scholarships \$2,240
- Boys and Girls Club/Kids Corps Scholarships \$4,450
- Newton Child Care Fund/Child Care Scholarship Fund \$11,350
- Newton Community Service Center/Child Care Scholarships \$15,400
- Newton Parks and Recreation Department/Summer Camp Scholarships \$2,250
- Peirce Extended Day Program/EDP Scholarship Program \$4,940
- Plowshares Education Development Center/Tuition Assistance Program \$11,350

Priority #2: Youth Service Needs

• Newton Community Service Center/Mentor Connection	\$3,400
• Boys and Girls Club/Teen Programming	\$4,450
• Newton Community Service Center/Higher Ground Teen Program	\$5,285
• Newton Community Service Center/Youth Centers	\$25,110
• Newton HHS Department/Youth Outreach Program	\$14,350
• Riverside Community Care/Family Crisis Stabilization	\$4,210

Priority #3: Adult/Family Service Needs

• Newton Community Service Center/Parent Child Home Program	\$4,050
• Newton Community Service Center/The Parents Program	\$21,310
• REACH/Individual Support and Advocacy	\$3,760
• The Second Step/Case Manager	\$13,280
• Riverside Community Care/Mental Health and Substance Abuse Recovery	\$17,420

Priority #4: Elder Service Needs

• Newton Community Development Foundation/Resident Services Program	\$15,800
• Jewish Community Housing for the Elderly/Caring Choices	\$8,660
• MAB Community Services/Visually Impaired Elders Program	\$2,630
• Newton HHS Department/Mental Health Intervention for the Elderly	\$29,000
• Newton Senior Services Department/Senior Center Program Coordinator	\$17,420
• Newton Senior Services Department/Social Services Programs	\$24,300
• Newton Housing Authority/Resident Services Coordinator	\$12,500

Priority #5: Service Needs of People with Disabilities

• Barry Price Center/Job Developer and Coach	\$15,390
• Barry Price Center/Person Centered Planning	\$2,910
• Charles River Center/Children's Programs Scholarships	\$4,365
• Charles River Center/Music Therapy	\$3,010
• NWW Committee/Clinical Services and Supports	\$5,270
• NWW Committee/Community Access	\$4,530
• NWW Committee/Wednesday Night Drop-In	\$4,940

West Newton Target Neighborhood**Priority #1: Parks/Open Space Improvements**

• Cheesecake Brook Greenway Area Improvements	\$41,240
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Priority #2: Public Infrastructure Improvements

• Washington Street Corridor Improvements	\$99,800
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FY12 WESTMETRO HOME CONSORTIUM PRIORITIES

Housing

Priority #1: Housing needs of small family renters with incomes between 30 and 50 percent of the Area Median Income and between 50 and 80 percent of the Area Median Income.

Objective: Increase the supply of affordable rental housing and improve access to and quality of affordable homeowner housing.

Strategies:

- Work with developers to subsidize the creation of affordable rental and homeownership units.
- “Buydown” existing housing to create affordable housing.
- Work to renew affordability terms for affordable rental units that will be expiring during FY12-FY15.
- Collaborate with local volunteer boards and committees that focus on increasing affordable housing as well as local housing authorities to find additional opportunities for affordable housing.
- Provide down payment assistance and homebuyer counseling to first time homebuyers.

Priority #2: Housing needs of small family owners with incomes between 50 and 80 percent of the Area Median Income.

Objective: Improve the quality of and access to affordable housing.

Strategy:

- Provide grants and low interest loans to assist low- and moderate- homeowners for housing rehabilitation.

Non-homeless Special Needs

Priority #1: Households that include at least one person with a physical disability.

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Ensure that construction of housing units meets accessible standards.
- Capitalize on existing housing rehabilitation programs for barrier removal and accessibility improvements.

Priority #2: The housing needs of elderly and frail elderly renters and homeowners who earn ≤ 80 percent of the area median income (AMI).

Objective: Increase the range of housing options and related services for persons with special needs.

Strategies:

- Assist elderly homeowners to remain in their home and access services or find other affordable housing options.
- Target financial resources to affordable housing developments that serve the elderly population.
- Partner with service providers to leverage resources.
- Capitalize existing housing rehabilitation programs for weatherization repairs and access improvements.

HOUSING PRIORITIES

BEDFORD

Priority #1: Housing needs of small family renters with incomes between 31 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The Town of Bedford plans to monitor and work with existing rental developments to ensure that the existing affordable units are being properly managed and that vacant affordable units are being filled with eligible renters.

Priority #2: Housing needs of small family owners with incomes between 51 and 80 percent of the area median income.

Proposed Projects/1-year goals:

Habitat for Humanity of Greater Lowell has continued work on the 8 units of affordable housing on North Road in Bedford. The farmhouse renovation, the handicapped accessible unit attached to the farmhouse, and two new single family units have all been completed and occupied. In addition, Hartwell Farms, a 75 unit homeownership project which will have 12 affordable units, is in predevelopment. The project will consist of newly constructed town homes. It will proceed through the permitting process this year.

BELMONT

Priority #1: Housing needs of elderly owners with incomes between 0 and 30 percent of the area median income (AMI).

Priority #1: Housing needs of elderly renters with incomes between 0 and 30 percent of the area median income (AMI).

Priority #3: Housing needs of small family renters with incomes between 0 and 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The Belmont Housing Trust (BHT) will work with the Planning Board and developer to review the proposed Cushing Square Village – a mixed-use, 120 unit residential development with 15 units of affordable housing as required by the Town's Inclusionary Housing By-Law.

The BHT, Lexington Housing Partnership, WATCH CDC and Watertown Community Housing formed the Metro West Community Developers (MWCD) to help identify affordable housing opportunities and to advance them to construction. MWCD will continue to look for opportunities in Belmont and work to bring them to fruition.

With the completion of the Comprehensive Plan, the BHT will begin to discuss ways to amend the Zoning Bylaws to encourage production of small, affordable housing as well as seek out developers and landowners that may provide opportunities for small, affordable rental housing units.

With the completion of the Comprehensive Plan, BHT will begin to discuss ways to amend the Zoning Bylaws to encourage production of small, affordable housing.

BROOKLINE

Priority #1: Housing needs of single-person renters with incomes between 0 and 30 percent or 31 and 50 percent of the area median income (AMI).

Proposed Projects/1-year goals:

While Brookline continues to work closely with nonprofit owners of single room occupancy housing, such as Pine Street Inn, Caritas Communities, the Brookline Improvement Coalition and Hearth, to identify potential properties and resources for creating new and preserving existing affordable housing, all projects are opportunity-driven, and those undertaken are dependent upon prioritizing scarce resources. Currently no new Brookline-financing projects are anticipated for FY12.

Priority #2: Housing needs of small and large family renters with incomes between 0 and 30 percent, 30 and 50 percent or 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

While Brookline continues to work closely with nonprofit owners and developers of family housing, including the Brookline Improvement Coalition, to identify potential properties and resources for creating new and preserving existing affordable housing, all projects are opportunity-driven, and those undertaken are dependent upon prioritizing scarce resources. During FY12, the priority for Town financing is likely to be Brookline Housing Authority's Trustman Apartments/Dummer Street Project, which will include 32 low income rental units with one to three bedrooms, targeted for households with incomes under 30 and 60 percent of median area income. The Town has already allocated \$109,000 from its Housing Trust for predevelopment costs, and is expected to assist this project with an estimated \$1.7 million in Brookline Housing Trust, CDBG and/or HOME funds. Other potential sources of funding include State-controlled HOME funds, Massachusetts' Affordable Housing Trust Fund, the State's Community-Based Housing Program, the Federal Home Loan Bank's Affordable Housing Program, and private equity raised through the sale of Low Income Housing Tax Credits. It is anticipated that the project will begin construction in FY12 but that units will not be occupied until FY13.

Priority #3: Housing needs of small family and large family owners with incomes between 51 and 80 percent of the area median income (AMI)

Proposed Projects/1-year goals:

Brookline will continue to work with developers to identify opportunities to develop, or to acquire and redevelop property for affordable or mixed-income housing projects that will provide homeownership opportunities to this income group.

The Town is working with New Atlantic Development Corporation, a private developer that was awarded the Town-owned site including two surplus underground reservoirs. After eight years of planning, Town Meeting approved both the conveyance and rezoning of this 4.8 acre site for a project that will include 24 affordable condominium units and ten market rate single family lots.

Nine to 12 of the condominiums will be available to families with incomes below 80 percent of area median income. The Town has already written down the value of the land, allocated \$360,000 from its Housing Trust for predevelopment costs and committed almost \$813,000 in HOME funds. The Town expects to provide a total of at least \$2.7 million in HOME and Brookline Housing Trust funds. The project is scheduled to be in construction during FY12. It is unlikely that units will be sold until the beginning of FY13.

Priority #4: Housing needs of single-person, small family, and large-family owners with incomes between 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

Brookline will continue to use HOME funds received from loan repayments upon resale to subsidize downpayment assistance through the Town's Homebuyer Assistance Program. Eligible buyers who have successfully identified qualifying existing units may receive loans of up to \$175,000, typically split between HOME and CDBG funding. Other potential resources include the Massachusetts SoftSecond Program, and private bank mortgage financing. Because new funding is likely to be targeted to rental development, it is anticipated that only one unit may result from this recycling of funds this during FY12.

At the same time, the Town will work with three developers of market rate housing who are expected to provide nine affordable condominium units under the Affordable Housing Requirements of the Town's Zoning By-law ("inclusionary zoning"). Seven of these units will be affordable to families with incomes less than 80 percent of area median income.

CONCORD

Priority #1: Housing needs of small family home owners with incomes less than 80 percent of the area median income (AMI).

Strategy: In order to improve access to affordable owner housing Concord will utilize its HOME funds to take part in a program which will increase the visibility of Concord's affordable housing opportunities. In

addition, the Town will provide assistance to middle income households in purchasing and initially occupying a first home.

Accomplishments: The number of moderate income home owners assisted with HOME funds in identifying and purchasing a first home.

Quantity: 2

Obstacles to meeting unmet need: Assisting middle income small family households in taking advantage of home ownership opportunities is dependent on the availability of income eligible units, households that meet the necessary income requirements and sufficient program funding.

Priority #2: Housing needs of the small family renters with incomes between 80 and 120 percent of the area median income (AMI).

Strategy: In order to improve access to affordable rental housing, Concord will use HOME funds to take part in programs which make Concord's rental programs and resources more widely known. Concord will also work to provide assistance directly to middle income households in locating and obtaining affordable rental units.

Accomplishment: The number of middle income individuals assisted with HOME funds in identifying and entering rental housing in Concord.

Quantity: 2

Obstacles: Assisting middle income small family households in accessing affordable rental housing is dependent on the availability of income eligible units, moderate income households, and sufficient program funds.

Priority #3: Housing needs of elderly homeowners with incomes between 51 and 80 percent of the area median income (AMI).

Strategy: Develop a small loan rehabilitation program to help elderly individuals make necessary repairs to their building and/or to make accessibility or other alterations to allow them to remain in their home.

Accomplishment: The number of elderly individuals who were assisted with HOME funds to complete required repairs or improvements made to their home which allowed them to remain in residence.

Quantity: 1

Obstacles to meeting unmet: Assisting elderly individuals to remain in their existing homes is dependent on the availability of funding and the number of individuals who are interested in receiving funding and meet the eligibility requirements

FRAMINGHAM

Priority #1: Housing needs of homeowners with incomes between 31 and 80 percent of metropolitan area median income (AMI).

Proposed Projects / 1-year goals: 8 – 11 units (Rehabilitation: 6-8 units, Homebuyer Assistance: 1-2 units, CHDO Development: 1 unit)

Priority #2: Housing needs of large family and small family homeowners with incomes between 51 to 80 percent of the area median income (AMI).

Proposed Projects / 1-year goals: 8 – 11 units (Rehabilitation: 6-8 units, Homebuyer Assistance: 1-2 units, CHDO Development: 1 unit)

Priority #3: Housing needs of elderly homeowners with incomes between 0 to 80 percent of the area median income (AMI).

Proposed Projects / 1-year goals: 8 – 11 units (Rehabilitation: 6-8 units, Homebuyer Assistance: 1-2 units, CHDO Development: 1 unit)

Priority #4: Housing needs of elderly renters with incomes between 31 to 80 percent of area median income (AMI).

Proposed Projects / 1-year goals: 8 – 11 units (Rehabilitation: 6-8 units, Homebuyer Assistance: 1-2 units, CHDO Development: 1 unit)

LEXINGTON

Priority #1: Housing needs of small and large family renters with incomes between 31 to 80 percent of area median income (AMI).

Proposed Projects/1-year goals:

Improve access to affordable rental housing in Lexington through the development of a HOME-assisted, multi-unit development at 116 Vine Street.

Priority #2: Housing needs of renters and owners earning at or below 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The Town will conduct a training on Fair Housing for the local-area real estate industry.

Priority #3: Housing needs of small family renters with incomes between 31 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

Improve the quality of affordable rental housing in Lexington through property enhancements.

LINCOLN

Priority #1: Housing needs of small family renters with incomes between 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

Increase affordable and accessible rental opportunities through new development.

- Continue to monitor existing rental units in Town.
- Monitor at-risk units at Battle Road Farm. As these units come up for sale, funds must be expended to “buy down” units and convert deeds so that affordability is maintained.
- Work with the Lincoln Foundation in fundraising efforts for affordable housing.
- Actively seek new opportunities for purchase of appropriate affordable rental units in Town.

Priority #2: Housing needs of elderly renters with incomes between 51 and 80 percent of the area medium income (AMI).

Proposed Projects/1-year goals:

Increase affordable and accessible rental opportunities through new development.

- Continue to monitor existing units in Town.
- Monitor development of affordable units associated with New England Deaconess Project. The Groves at Lincoln is 197 unit age 62 and up complex including a 30-rental unit complex with eight affordable units.

Priority #3: Housing needs of small families owners with incomes between 50 and 80 percent of area medium income (AMI).

Proposed Projects/1-year goals

Increase affordable and accessible rental opportunities through new development.

- Continue to monitor existing rental units in Town.
- Monitor at-risk units at Battle Road Farm. As these units come up for sale, funds must be expended to “buy down” units and convert deeds so that affordability is maintained.
- Work with the Lincoln Foundation in fundraising efforts for affordable housing.

NATICK

Priority #1: Housing needs of single persons, small family owners, and elderly with incomes between 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

It is hoped the Down Payment Assistance program in Natick can be reinstated and used for housing that qualifies for the State’s Subsidized Housing Inventory. This has been extremely successful in getting households with incomes closer to 50 percent into affordable ownership situations. The Town is also

moving forward on conceptual design for several Town owned parcels, including the development of a single family unit on Everett Street and a two-family unit on Bacon Street.

Priority #2: Housing needs of small family owners with incomes between 51 and 80 percent of the area median income (AMI).

NEEDHAM

Priority #1: Housing needs of small family renters with incomes less than or equal to 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The Town will continue to work with the Housing Authority and Needham Opportunities Inc. to ensure that the High Rock Homes rental units are occupied by low income renters. When the Housing Authority is ready to begin another project, staff will work with them to identify the right location and scope the project.

Needham recently completed a comprehensive plan for the future of Needham Center. The plan addressed the overall objectives of fostering the economic development of Needham Center as a mixed-use local downtown shopping district, increasing housing opportunities, improving aesthetics and the pedestrian environment, and improving parking and traffic conditions. The goal of the Needham Center planning effort is to create a mixed-use local downtown shopping district consistent with smart growth and transit-oriented development principles. Zoning for this plan was approved by Town Meeting in May 2009 and by the Attorney General in September 2009. There is presently a project submitted under this new zoning before the Planning Board which, if approved, would provide for 3 affordable rental units.

Priority #2: Housing needs of elderly renters with incomes less than or equal to 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The projects mentioned under priority one will also cover this priority. Town Meeting recently approved a new Elder Services Zoning District. The purpose of the district is to allow individuals to “age in place” on a campus environment that includes separate housing for those who live independently, assisted living facilities that offer more support and nursing homes for those needing skilled nursing care. There is a 10 percent affordable housing requirement in the district. The Planning Board currently has a pending project under this new zoning which if approved would provide 2 affordable independent living units.

Priority #3: Housing needs of elderly owners with incomes less than or equal to 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

Planning staff will keep current on foreclosing properties in Needham, and when one is suitable for redeveloping into a small affordable housing development, purchase it. A one-year goal is to find a property that is appropriate for this project.

NEWTON

Priority #1: Reduce financial and institutional barriers to increasing the availability of affordable housing by increasing funding; expediting the local funding review and approval process; and providing more case management and financial education for tenants.

Proposed Projects/1-year goals:

- Finalize a proposal to establish an affordable housing trust and develop an educational outreach process to cultivate stakeholder support.

Priority #2: Deeper development subsidies in affordable housing projects so that very-low income renter households have a greater range of housing choices.

Proposed Projects/1-year goals:

- Continue to make deeper public subsidies per unit available to sponsors who will provide: units that are accessible to persons with disabilities; units for households that do not have rental assistance and units, with accompanying supportive services, for persons with special needs.
- Collaborate with the Newton Housing Partnership to initiate and foster institutional support within City government for providing deeper public subsidies to projects that meet one or more of the criteria listed above
- Develop an initiative that reflects the vision outlined in the 2010 plan “Opening Doors - Federal Strategic Plan to Prevent and End Homelessness” by the U.S. Interagency Council on Homelessness. Housing staff’s initial concept is to reserve a specific amount of FY12 CDBG and HOME funds to be used to develop affordable rental units for homeless veterans which could include the provision of concurrent supportive services. The City will perform outreach to housing providers who have experience with this specific population and their needs. Priority projects will include the provision of accessible units.

Priority #3: Institutionalize principles and practices of fair housing including the following:

- Supporting and expanding socio-economic, cultural, racial, and other diversity;
- Improving fair housing performance and compliance regarding the City’s fair housing plans and applicable policies and laws; and
- Developing an institutional infrastructure that enables the City to meet its fair housing obligations regarding monitoring and compliance.

Proposed Projects/1-year goals:

Housing staff will perform the following activities to further institutionalize fair housing principles and practices:

- Develop a Language Assistance Plan for the WestMetro HOME Consortium;

- In partnership with the Fair Housing Committee, develop and implement fair housing training to targeted populations, including City officials and decision makers on the obligation to affirmatively further fair housing;
- Begin implementing recommendations from architectural accessibility compliance report;
- Integrate fair housing checklists into HOME/CDBG monitoring process and procedures;
- Increase use of Section 3 business concerns and new hires in CDBG/HOME funded activities;
- Continue to implement actions identified in the Fair Housing Action Plan and FY11-15 Analysis of Impediments to Fair Housing Choice

SUDBURY

Priority #1: Housing needs of first-time homeowners with incomes between 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

Sudbury expects to complete the construction for the 278 Maynard Road project, which is permitted as a three unit homeownership project. There will be one unit available for households earning under 80% of AMI. Local funding is planned for this project but no HOME funding anticipated.

Priority #2: Housing needs of first-time homeowners with incomes between 81 and 120 percent of the area median income (AMI).

Proposed Projects/1-year goals:

In the 278 Maynard Road project above, two of the three units will be available for households earning less than 100% of AMI. Local funding is planned for this project but no HOME funding anticipated. This is the first workforce housing project for Town.

Priority #2: Housing needs of family renters with incomes between 30 and 100 percent of the area median income (AMI).

Proposed Projects/1-year goals:

Sudbury has received a private 40B application for a 120-unit family rental project, where 25 percent of the units would be available to households under 80 percent of the Area Median Income. This project will be difficult to permit due to environmental constraints and current property conditions. It is expected that this project will start the ZBA permit process in this year.

The Sudbury Housing Authority continues their project to redevelop five parcels of their land to build duplex units, increasing the low-income affordable family rental stock by six units.

Sudbury has an opportunity to assist senior low income renters between 30 and 80 percent of the area median income (AMI). The Coolidge at Sudbury project is a private 40B project proposed for 64-units of age-restricted low-income rental housing. Funding is proposed to come from many federal and state funding programs. Sudbury can strengthen those funding applications by providing HOME funds.

WALTHAM

Priority #1: Housing needs of large family homebuyers with incomes between 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The City will continue to offer the CDBG rehabilitation loan program to income eligible homeowners. The loan provides interest-free loans that are deferred annually for repairs that may include weatherization type improvements, handicap accessibility renovations, and repairs for any existing code violations. The loan program also offers funding for lead paint abatement in rental properties that are leased to income eligible tenants.

The Housing Division will continue to administer the HOME Program funding that the City receives for at least four (4) Down Payment Assistance Loans to eligible homebuyers. All down payment assistance properties are de-lead if tested positive for lead paint and the homebuyer is granted HOME funds for abatement.

Priority #2: Housing needs of elderly with incomes between 0 and 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The City is near completion of the renovation of The Hardy Elementary School. The school renovation consists of twenty-six, one and two bedroom rental units, which will be leased entirely to elderly residents. Five of the units will be affordable to elderly residents below 80% of the median income and one of these units is wheelchair accessible. This property presents elderly housing in North Waltham which is currently non-existing. A lottery for the five affordable rental units will be conducted by the Waltham Housing Department in 2011.

The CDBG Rehabilitation Loan Program is also available to income eligible elderly homeowners within the City.

Priority #3: Housing needs of small family renters with incomes between 0 and 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

The City of Waltham will continue to assist developers in the creation of affordable rental and homebuyer units within the City. The Inclusionary Zoning Ordinance applies to any proposed multi-family development of ten or more units that requires a special permit to exceed the Floor Area Ratio allowed by right in that district. If a proposed development triggers the ordinance the City Council determines if the applicant must provide affordable housing on-site, off-site, or pay a fee in lieu of dwelling units.

Three two bedroom, condominium ownership units, developed through the City's inclusionary zoning ordinance will be made available through lottery in FY12. The three, two-bedroom units will be sold to homebuyers at 80% of AMI for the area. The units are deed restricted in perpetuity.

WATERTOWN

Priority #1: Housing needs of elderly homeowners with incomes between 0 and 30 percent of the area median income (AMI).

Proposed Projects/1-year goals:

- Provide housing rehabilitation assistance.

Priority #2: Housing needs of small family homeowners with incomes between 51 and 80 percent of the area median income (AMI).

Proposed Projects/1-year goals:

- Provide housing rehabilitation assistance.
- Encourage developers of multi-unit condominium projects (subject to the Town's Inclusionary Zoning/Affordable Housing requirements) to include 3-bedroom units that are suitable for families.

Priority #3: Housing needs of small family renters with incomes between 51 and 80 percent of AMI.

Proposed Projects/1-year goals:

- Encourage developers of multi-unit apartment projects (subject to the Town's Inclusionary Zoning/Affordable Housing requirements) to include 3-bedroom units that are suitable for families.
- Provide housing rehabilitation assistance to rental property owners to create units suitable for families (deleading, etc)

WAYLAND

Priority #1: Housing needs of small family home owners with incomes less than 80 percent of the AMI.

Proposed Projects/1-year goals:

In order to improve access to affordable owner housing Wayland will utilize its HOME funds to take part in a program which will increase the visibility of Wayland's affordable housing opportunities. In addition, the Town has donated 3.5 acres of Town owned land for the purpose of affordable housing. The Town will be teaming up with Habitat Humanity to construct 4 three bedroom units.

Quantity: 4

Priority #2: Housing needs of first time homeowners between 51% and 80% of the AMI.

Proposed Projects/1-year goals:

The Town of Wayland expects a developer to construct one unit of affordable housing through the Town's Inclusionary Zoning By-Law. This unit is being constructed without any local funding or HOME funds.

Quantity: 1

Priority #3: Housing needs of small family renters with incomes between 0% and 30% of the AMI.

Proposed Projects/1-year goals:

The Wayland Housing Authority continues their outreach to increase the affordable housing rental stock. The Wayland Housing Authority is working with a developer to purchase and redevelop off site affordable housing units which would eventually be turned over to the Wayland Housing Authority. This project could be strengthened by the use of HOME funds.

Quantity: 3

NON-HOMELESS SPECIAL NEEDS PRIORITIES

BEDFORD

Priority #1: Affordable rental housing needs of persons with physical disabilities.

Proposed Projects/1-year goals:

Currently there are no new rental housing projects in the development pipeline. The Town will work with existing managers of affordable rental housing to see that maximum efforts are being made to house persons with physical disabilities in accessible units.

Priority #2: Needs of elderly owners with affordable homeowner housing.

Proposed Projects/1-year goals:

The Hartwell Farms project is being designed to meet the needs of elderly homeowners. This is not exclusively a senior development but it is being developed as an alternative for elderly homeowners.

BELMONT

Priority #1: Supportive services (home repair and maintenance) needs of elderly.

Proposed Projects/1-year goals:

The Town of Belmont will work with surrounding communities (Belmont, Lexington, Waltham, and Watertown) to collaborate regionally to strengthen affordable housing development capacity through the Metro West Community Developers. This organization supports – does not replace -- the groups based in each community.

Priority #2: Affordable homeowner housing needs of elderly.

Proposed Projects/1-year goals:

The BHT will work with the Planning Board and developer to review the proposed Cushing Square Village – a mixed-use, 120 unit residential development with 15 units of affordable housing as required by the Town's Inclusionary Housing By-Law.

With the completion of Waverley Woods, the BHT, with the help of MWCD, will develop its next project by seeking out developers and landowners that may provide opportunities for small, affordable rental housing units.

With the completion of the Comprehensive Plan, BHT will begin to discuss ways to amend the Zoning By-Laws to encourage production of small, affordable housing.

CONCORD

Priority #1: Elderly individuals looking for rental housing opportunities.

Proposed Projects/1-year goals:

Assist Concord's Housing Authority in developing additional housing units for elderly individuals to increase the current inventory of units and reduce existing wait list times.

Accomplishment:

The number of affordable housing rental units for elderly individuals created through the use of HOME funds.

Quantity: 1

Obstacles to meeting unmet need: Assisting with the creation of new elder housing is dependent on a private or public organization which can initiate and develop the project, and also manage the newly created units.

Priority #2: Severe Mental Illness needing additional supportive services.

Proposed Projects/1-year goals:

Work with the Community Services Coordinator and existing private and public agencies to provide support services to individuals with severe mental illness. Support services would provide necessary assistance to these individuals to allow them to continue to live independently and would bridge existing service gaps in the community.

Accomplishment:

The number of individuals with severe mental illnesses who were assisted with HOME funded programs which allowed them to continue to live independently.

Quantity: 1

Obstacles to meeting unmet need:

Assisting individuals with severe mental illnesses is dependent on the number of individuals who are interested in receiving this assistance and meet the eligibility requirements

FRAMINGHAM

Priority #1: Needs of elderly and frail elderly owners and renters.

Proposed Projects / 1-year goals: 5 units

Priority #2: Housing and supportive service needs of persons with severe mental illness.

Proposed Projects / 1-year goals: 3 units

Priority #3: Housing needs of persons with a physical disability.

Proposed Projects / 1-year goals: 1 unit

LEXINGTON

Priority #1: Housing needs for people with special needs.

Proposed Projects/1-year goals

- HOME-assisted developments will comply with all federally- and state-mandated accessibility requirements.

LINCOLN

Priority #1: Housing needs of the physically disabled through affordable rental housing.

Proposed Projects/1-year goals

Lincoln will continue to work with state-approved agencies to create new housing for citizens with special needs. This may take the form of rental units, but could also support Group Housing efforts.

NATICK

Priority #1: Housing needs of elderly renters and homeowners.

Proposed Projects/1-year goals:

With limited funding available, there will be no specific projects in FY12 to address the non-homeless special needs of elderly renters. The Town plans to address the needs of elderly housing renters as more funds become available. When affordable rental units do become available, the Town markets the units to the elderly population and will in addition provide more accessible information sessions within close proximity to senior centers and homes.

Priority #2: Housing needs of persons with a physical disability who are also renters.

Proposed Projects/1-year goals:

With the limited funding available, there will be no specific projects in FY12 to address the non-homeless special needs, besides the provision of Down Payment Assistance. The Town has identified DPA as the most effective means of affordable housing assistance at the current time. The Town is currently investigating Universal Design and Visitability as future requirement to new construction. The Town plans to address other specific needs related to physical disabilities as funds become available.

NEEDHAM

Priority #1: Frail Elderly and affordable rental housing.

Proposed Projects/1-year goals

The projects mentioned in the housing priorities section will also address these needs.

NEWTON

Priority #1: Increase affordable housing options with supportive services for low-and moderate-income individuals with special needs.

Proposed Projects/1-year goals:

Continue to make deeper public subsidies per unit available to sponsors who will provide units, with accompanying supportive services, for persons with special needs.

Priority #2: Increase the number of accessible rental and homeownership units for the elderly and special needs sub-populations with incomes \leq 80% AMI.

Proposed Projects/1-year goals:

Continue to make deeper public subsidies per unit available to sponsors who will provide units that are accessible to persons with disabilities.

SUDBURY

Priority #1: Housing needs of persons with mental or physical disabilities in a supportive services setting.

Proposed Projects/1-year goals

In the 278 Maynard Road project mentioned in the housing priorities section one unit will be constructed for Group1 accessibility. This will provide an ownership opportunity for a physically disabled household, the first for Sudbury.

WALTHAM

The City will subsidize operation of residential programs for people with severe developmental disabilities with CDBG funds including WCI Inc.'s Residential Supports Program and The Beaverbrook STEP Program. The City will also subsidize operation, with CDBG funds, of service programs providing therapeutic and recreational services to residents with special needs including:

- GWARC Recreation Plus and Summer Camp Programs
- MHSA Project Outreach Program
- Wayside Youth Center HIV Prevention Program

The City will continue to subsidize the operation of GWARC's employment programs for people with severe developmental disabilities with CDBG funds. The City will provide interest free, deferred, CDBG loans to elderly and disabled homeowners for code improvements and barrier removal. The Waltham Housing Department will continue to administer HOME Downpayment Assistance loans to income eligible special need applicants.

Priority #1: Housing needs of victims of domestic violence.

Proposed Projects/1-year goals:

The Planning Department will continue to administer CDBG funding to Waltham Women's Shelters and advocacy agencies that address the needs of female victims of domestic violence. REACH / Support Committee for Battered Women has an emergency shelter with services for up to 20 battered women and their children. The emergency shelter program is 6-8 weeks and includes housing, legal, social

service advocacy, parenting and children's services, and support groups. REACH is currently expanding another property into a shelter for up to eight additional families. Waltham HOME LLC, a newly battered women's shelter received CDBG funds for lead abatement and opened in the fall of 2010.

Priority #2: Housing needs of the elderly.

Proposed Projects/1-year goals:

The City is near completion of the renovation of The Hardy Elementary School. The school renovation consists of twenty-six, one and two bedroom rental units, which will be leased entirely to elderly residents. Five of the units will be affordable to elderly residents below 80% of the median income and one of the units is wheelchair accessible. This property presents elderly housing in North Waltham which is currently non-existing. A lottery for the five affordable rental units will be conducted by the Waltham Housing Department in the 2011.

The City's CDBG rehabilitation loan program also targets elderly, income eligible homeowners. The program provides interest-free loans that are deferred annually for repairs that may include weatherization type improvements, handicap accessibility renovations, and repairs for any existing code violations.

WATERTOWN

Priority #1: Housing needs of persons with a disability.

Proposed Projects/1-year goals

- Encourage designers, architects, and builders to incorporate and use the universal design concept in their projects.

WAYLAND

Priority #1: Housing needs of persons with mental or physical disabilities in supportive services setting.

Proposed Projects/1-year goals

The Town of Wayland received an application from Charles River Advocates for a 5-6 bedroom group home on Boston Post Road. The unit will be completely accessible and will be the first Group Home built in Wayland.

Quantity: 5 - 6

BARRIERS TO AFFORDABLE HOUSING

BEDFORD

The Town will work through the Housing Partnership to alleviate some of the barriers to affordable housing. The Partnership has reviewed the general bylaws with the Planning Director and identified small changes to facilitate the development of affordable housing. The Partnership will continue to look

at zoning for ways to alleviate barriers to affordable housing. The Town is continuing to maintain local financial resources for affordable housing through its participation in the HOME program and the Community Preservation Act. Bedford is also working with private developers who are proposing developments with new affordable units and with existing owners and managers to maintain the existing affordable housing.

BELMONT

During FY12, the Town of Belmont, through the Belmont Housing Trust (BHT), will continue to take various actions to mitigate, reduce or eliminate these barriers to affordable housing. The actions that the BHT expects to undertake are listed below.

Encourage New Affordable Housing

The BHT will work with developers and the Planning Board to take advantage of the recently approved overlay districts and Inclusionary Housing Bylaw, which increase housing density and affordability. Both the Cushing Square and the Central/Palfrey Squares Overlay District, promote a mixed-use, transit oriented development – in each area, a potential project is in the predevelopment stages and will be subject to the Town’s Inclusionary Housing By-Law.

Support Zoning By-Law Amendments

The BHT has been very active in developing zoning bylaw amendments that include provisions for affordable housing. The Town adopted an Inclusionary Housing Zoning Bylaw, a 40R Overlay District and recently adopted two transit oriented development bylaws. All of these amendments were reviewed by the BHT and were strengthened by their support. The BHT will continue to seek opportunities to amend the zoning to provide for more affordable housing.

Seek and Utilize Additional Funding Sources

The BHT and the Town will continue to seek additional funding sources to support organizational development and to combat the high cost of housing and land in Belmont.

- Work with the Metro West Community Developers to collaborate regionally to strengthen affordable housing development capacity. This organization would support -- not replace -- the groups based in each community.

While none of these programs and funding sources alone will fill the large gap between affordable and market rates, a combination of them will need to be used to make a project affordable.

- The Town has been authorized to access \$20,000 through the Soft Second Loan Program and expects that authorization to continue. While no property has qualified for this funding, the Town expects that future developments will be eligible.
- The Town will also continue to pursue state grants, though prior history suggests that this might be futile.

- The Town recently adopted the Community Preservation Act. Though funding will not be available for a while and will be dispersed among several organizations, the CPA is expected to bring in more than \$1 million a year to the Town.

BROOKLINE

Currently Brookline's zoning reinforces the concentration of affordable housing to one-fourth of the Town's residentially zoned land, however, the Town has made strides on adopting new policies that favor affordable housing in all parts of Brookline. These efforts will be continued in FY12.

Consistent with a Zoning Overlay District adopted unanimously by Town Meeting in November, 2009, the Zoning Board of Appeals has approved special permits that will allow for the Olmsted Hill project to proceed. This project includes the construction of 24 affordable multifamily units on a formerly single-family zoned parcel in the Fisher Hill neighborhood of Brookline.

Brookline will continue to use its Zoning Bylaw proactively to encourage affordable housing as part of market-rate projects through the inclusionary zoning provision. These projects require an affordable housing benefit from all developments of six or more units. While 15 percent of developments of 16 or more units must be affordable, developers of six to 15 units may choose to make a contribution to the Housing Trust in lieu of such units. There are presently four projects in some stage of development. During FY12, three projects will be under construction or completing occupancy, resulting in nine additional affordable units.

The Town will continue to use Zoning Bylaw provisions to work with developers proposing new projects to maximize the affordable housing outcomes. The parking provisions in the Zoning Bylaw allow for reduced parking requirements for affordable units, reflecting lower car ownership related to income and/or age. The Public Benefits Incentives within the Bylaw allow a limited density bonus for developers who are providing affordable units in excess of what is required.

The impact of high taxes on the cost of owning property in Brookline will continue to be partially mitigated, for owner occupants, by a residential exemption. Furthermore, where affordable housing is deed restricted, the property will be assessed at the permitted resale price, further reducing taxes. The Town will continue to work with developers and homebuyers to take these tax incentives into account as they are pricing units and applying for financing. In addition, the Town will continue to subscribe to several State-authorized measures to provide tax relief for homeowners who are low-income, seniors, surviving spouses and children, veterans, and/or blind.

While the Town cannot control the sales price of housing or the speed in which property transfers, it will continue to use HOME, CDBG and its Housing Trust to help write-down its cost. This includes reinvesting any proceeds from the sale of units originally assisted by the HOME-CDBG funded homebuyer assistance program. The Town will allocate its limited resources to developers and in ways that have the greatest likelihood of leveraging private and State funding and at achieving affordability for the longest term appropriate through deed restrictions.

Finally, Brookline's Housing Division will continue to "grease" the market by performing outreach to connect owners of appropriate properties with nonprofit developers, and to lenders to familiarize them with Brookline programs, all in an effort to bypass the highly competitive marketplace and achieve a transition of property that will benefit affordable housing.

CONCORD

The most significant barriers to affordable housing in Concord are the high cost of land in the community and the prevalence of environmental constraints – 30% of Concord's land area is permanently protected open space, 22% is in wetlands or floodplains, and another 6% is agricultural land enrolled in Chapter 61A. In addition, there are significant capacity constraints at present on the Town's sewer systems (only one-third of the community is served by public sewer) and the residential zoning districts are primarily designed for detached single family dwellings.

Concord is working to remove or reduce these barriers by focusing on changes to its Zoning Bylaw to allow more diversity and density in its future housing stock. Efforts are currently underway to revise the Zoning Bylaw to allow multi-family development and more compact residential developments in and near village centers and public transportation. Concord is also considering an amendment to the current zoning to allow affordable housing to be built on undersized lots. Concord's Residence C Task Force is researching ways to maintain Concord's existing inventory of smaller "starter" homes and to minimize the impacts of "mansionization" on the community. Town staff is currently working with a 40B developer to construct a new 350 rental unit project which will contribute to Concord's SHI eligible affordable housing stock, and the 2008 Town Meeting established a policy that affordable housing would be considered as part of any future municipal land purchases. Lastly, the Town is actively working with the Concord Housing Development Corporation on their project to acquire 12 acres of former State-owned land for a future affordable housing development.

FRAMINGHAM

The Town of Framingham is committed to continuing the operation of a Housing Rehabilitation program as well as a Homebuyer Assistance program in FY12, to maintain affordable housing stock as well as remove financial barriers for homebuyers who would be unable to afford housing without support.

Framingham will address high land costs in FY12 by fostering cooperation between Town departments and local housing developers in developing incentives, such as modest density bonuses and zoning changes, to encourage the conversion of historic buildings into housing; the reuse of obsolete properties for new affordable or mixed-income housing; and the legal development of accessory apartments (where appropriate).

The development of a clear, efficient application and review process for affordable housing development would help the town attract more affordable housing developers. Full implementation of such a process will happen after the completion of Framingham's Master Plan. Development of the Master Plan over the next several years.

LINCOLN

The Town of Lincoln shall continue to use CPA and HOME funds to buy down available housing and make it more affordable to moderate income families, elderly, and persons with disabilities.

LEXINGTON

To remove barriers to affordable housing in Lexington, the Town must:

- Secure the longest period of affordability possible;
- Leverage both public and private funding sources, to the maximum extent possible;
- Continue to develop amendments to local bylaws and regulations that incentivize or require inclusionary (affordable) units in new development; and
- Continue to negotiate, via special permit and re-zoning requests, inclusionary units in proposed developments.

NATICK

Natick will continue to evaluate zoning changes similar to the Housing Overlay Option Plan (HOOP) and 40R districts that have recently resulted in a number of affordable housing units, and encourage low impact development in areas where affordable housing might co-exist with sensitive environmental areas. The residential zoning in Natick is still substantially weighed towards single family units and the Town will look at underutilized districts that can absorb higher residential density, particularly those adjacent to services and transit. The Town will evaluate the process involved in permitting affordable housing; evaluate requirements associated with residential use such as off-street parking, and better educate the community on the need for workforce housing and services. Natick is currently evaluating the need to fund the Down Payment Assistance Program that the Town recently adopted, which promises to match lower incomes with available affordable housing stock. The Town plans to review home improvement programs targeting the elderly and people with disabilities in other communities to evaluate the potential of such a program in Natick.

NEEDHAM

Needham will explore updating and refining the outdated multifamily zoning rules which limit the extent of multifamily developments in the town. The Town has hired a consultant to create guidelines that clarify what qualities Needham seeks in housing developments, specifically 40B developments. These guidelines will help reduce the conflicts over individual affordable housing proposals. The Town will consider waiving application fees for affordable housing where appropriate.

NEWTON

The City will also continue coordinating efforts with the MA Department of Housing and Community Development, Citizens' Housing and Planning Association and HUD toward resolving the issue of the state's Universal / Local Initiative Program Deed Restriction. In August 2009, HUD released a memo stating that the Universal Deed Restriction used by the DHCD's Local Initiative Program (LIP), presents a hybrid of HOME resale and recapture provisions and thus cannot be used for any HOME assisted projects.

Many communities utilize the Local Initiative Program to permit affordable housing developments and expect to have these units count on the State's Subsidized Housing Inventory toward meeting the 10% affordable housing requirement, an outcome that the LIP Program provides. However, some communities must make the difficult trade-off between utilizing HOME funds and utilizing the Deed Restriction to help reach the 10% threshold. While not a barrier of affordable housing creation, the conflicting requirements presents a challenge in the ability to leverage both of these integral affordable housing resources.

SUDBURY

In FY12, Sudbury will expand its service to the neighboring communities by leading the Regional Housing Services Office for the towns of Bedford, Lexington, Lincoln, Concord and Weston. This will strengthen the housing operating model for all participating towns, and work to remove barriers. In FY12, Sudbury will also prepare a Housing Production Plan (HPP). This HPP will incorporate a public workshop and publicity, which will further educate and bring awareness of affordable housing.

WALTHAM

In FY12 the City of Waltham will continue its efforts to provide CDBG and HOME funding for the removal of lead in projects that will provide affordable units in the City. The City will continue to address the needs of public housing throughout the CDBG grant process. In addition, programs offered by the City's Housing Division encourage housing residents at or below 80% of area median income to participate in homeownership counseling and lotteries to purchase first-time homebuyer units.

WATERTOWN

Watertown will work with property owners, builders, and developers to incorporate affordable units into development projects as required by the Town's inclusionary zoning provision. This requires up front coordination and design, and through a cooperative arrangement with Watertown Community Housing, the Town has developed explanatory documents as well as the first "ready renter" and "ready buyer" lists of qualified tenants and owners.

Watertown will also encourage the improvement of existing substandard housing stock by assisting owners to perform home improvements through the housing rehabilitation loan assistance program. The Town will encourage the incorporation of universal design, to increase accessibility for persons with disabilities, through project review.

ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS

The primary obstacle to meeting underserved needs in Newton and the 13 other HOME Consortium communities is the lack of sufficient funding. During the needs assessment process conducted for the FY11-15 Consolidated Plan, a large number of needs were identified. Unfortunately, the amount of CDBG and ESG funding allocated to Newton and HOME funding allocated to the Consortium communities cannot begin to address all of the identified needs. In the coming fiscal year, staff will continue to explore creative ways to leverage additional funding to address underserved needs. Solutions will continue to be sought to maximize the effectiveness of the federal funds and to address the greatest number of needs. Each communities strategies to met underserved needs are described in the following paragraphs.

BEDFORD

Bedford will continue to work with developers who propose affordable rental and homeownership projects in Town. Two new homeownership projects have been proposed this year; one is on hold (Chestnut Row) and one is moving forward (Hartwell Farms). The Town will also focus on maintaining its existing stock of affordable housing. The Town has also explored and will continue to monitor the status of its expiring use projects.

BELMONT

- The Belmont Housing Authority (BHT), Lexington Housing Partnership, WATCH CDC and Watertown Community Housing formed the Metro West Community Developers (MWCD) to help identify affordable housing opportunities and to advance them to construction. MWCD will continue to look for opportunities in Belmont and work to bring them to fruition.
- With the completion of Waverley Woods, the BHT, with the help of MWCD, will develop its next project by seeking out developers and landowners that may provide opportunities for small, affordable rental housing units.
- With the completion of the Comprehensive Plan, BHT will begin to discuss ways to amend the Zoning By-Laws to encourage production of small, affordable housing.

BROOKLINE

In an effort to bypass the highly competitive marketplace and achieve a transition of property that will benefit affordable housing, the Housing Division will continue to connect suitable property owners with nonprofit developers and familiarize lenders with Brookline programs. The Town will continue to use its Housing Trust as bridge financing to allow developers to move nimbly.

As part of the Olmstead Hill project the Town of Brookline will expand affordable homeownership opportunities by conveying a town owned site to the developer at a below market value and providing an estimated \$2.7 million in Housing Trust and/or HOME funds. It is likely that City staff will work with staff from the Brookline Housing Authority on the Trustman Apartments/Dummer Street project to expand affordable rental opportunities by providing an estimated \$1.7 million in Housing Trust, CDBG and/or HOME funds. At the same time the Town will continue to work with three developers of market rate housing who are expected to provide nine affordable homeownership units under inclusionary zoning requirements.

CONCORD

The Planning Division of the Town will work with the Concord Housing Authority, the Health Department, and the Council on Aging to develop a small loan rehabilitation program and identify potential candidates for funding. The Planning Division will also develop an outreach and education program to build awareness of the program and ensure its success. The Planning Division will continue to work with the Concord Housing Authority to develop new elder housing units throughout the community. Outreach efforts will also be developed to reach out to those in public and private sector positions working with individuals with severe mental illness to develop an assistance process and program.

FRAMINGHAM

The Town will provide deferred, no-interest loans to rehabilitate homes owned by income eligible residents. Rehabilitation of dwellings owned by the elderly or units occupied by those with physical disabilities (both owner occupied and rental occupied units) is particularly important. The Town will also work to preserve and upgrade current facilities through moderate rehabilitation.

LEXINGTON

The development of affordable housing, including HOME-assisted units is difficult due to the high cost of land in the community as well as the high demand combined with a limited supply of available properties and land. These conditions have created a marketplace where the price of a buildable lot, regardless of its size or the condition of any structures on it, starts around \$500,000. This amount essentially doubles the currently approved maximum HOME per unit subsidy. The median sales price of a single-family home in 2010 was approximately \$700,000.

The acquisition of property for housing development has become almost prohibitively expensive for all but the most affluent, to say nothing about the difficulty of obtaining it for affordable housing development. Therefore, Lexington's preferred use of HOME funds is to provide affordable housing through the construction of new units, the acquisition of new units, or the rehabilitation or acquisition of existing housing.

NATICK

The Town has experienced an abundant number of affordable units for sale from several residential projects, and has successfully utilized Down Payment Assistance (DPA) in leveraging funding to targeted populations for the purchase of many of these units. The Town sees this as a successful program but has put it on hold until several issues with HUD and DHCD deed riders are resolved. Natick is currently evaluating the funding of several new-built or rehab residential projects to complement or possibly replace the HOME funded DPA program.

NEEDHAM

Recently the Town of Needham began meeting every other month with representatives from both Needham Opportunities Inc. and the Housing Authority in order to discuss projects, ideas and visions. These scheduled meetings proved helpful to keep all parties moving forward with a shared understanding of efforts and goals. It was this group's initial goal to expand the membership to include representatives from other agencies in Needham. However, Needham Opportunities Inc., the Town's designated CHDO, is currently experiencing some staff capacity issues with the recent resignation of the organization's Executive Director. The Town's and the Housing Authority will be focusing their efforts on how to help Needham Opportunities Inc. regroup and move forward.

NEWTON

The obstacles to meeting underserved needs are identified as follows:

- Lack of sufficient funds to more deeply subsidize units
- Lack of institutional support to more deeply subsidize units
- Lack of sufficient funding to address all requests for accessibility improvements

The City has already determined that additional CDBG and HOME funds will be made available to sponsors who are proposing to address one of the three needs identified above in their housing projects. This policy will continue in FY12.

SUDBURY

In FY12, Sudbury will continue to subsidize affordable housing through CPA funds and efforts of the Sudbury Housing Trust. This funding is appropriated at the Annual Town Meeting.

The Town will also expand its service to the neighboring communities by leading the Regional Housing Services Office for the towns of Bedford, Lexington, Lincoln, Concord and Weston. This will strengthen the housing operating model for all participating towns.

WALTHAM

The greatest obstacle to meeting Waltham's underserved housing needs is the sheer size of the need compared to the amount of vacant, developable land and money available for developing housing affordable to low and moderate-income households. Waltham is nearly built out with the exception of several large parcels of land owned by the Commonwealth of Massachusetts in the northeastern quadrant of the city. The City's strategic location in close proximity to Interstate I-95 and Route 2 makes it ideal for developing housing to serve the regional housing market, resulting in rapidly rising property values and sales prices. Accelerating residential development, focused on replacing existing structures with relatively expensive townhouses and condominiums, has driven up the price of building affordable housing. These conditions have also hardened many citizens towards dense housing construction, particularly in Waltham's downtown, around which the city's CDBG Target Area is based.

The City of Waltham will continue to offer down payment assistance to income-eligible applicants to increase affordability of available units for purchase in the City. The program also allows purchasers to take advantage of the attractive mortgage interest rates currently available at this time. The level of funding available in the Down Payment Assistance program also eliminates the additional need of homeowners to budget for Purchase Mortgage Insurance.

The City of Waltham Municipal Housing Trust will continue to develop two surplused schools in the city for permanently affordable housing. One of the schools will provide 19 rental units for elderly housing in north Waltham, the other will provide homeownership opportunities (condominiums) in the west end of the City. Both projects are currently under construction, using funding from the Trust that was committed by developers through the Inclusionary Zoning Ordinance.

The City will continue to work with our local Community Development Corporation (WATCH) to locate and acquire vacant parcels, and/or properties that can be permanently deeded for affordable housing. The City of Waltham sets aside funding from its HOME program allocation for CHDO housing development.

The City will continue its efforts in acquiring at the least a portion of the 200 acre Fernald School site, which has been surplused by the Commonwealth of Massachusetts. The City is also committed to ensuring that permanently affordable housing for the mentally ill is included in any housing developed on or off site at the Fernald School.

WATERTOWN

Watertown will use HOME funds to encourage the improvement of existing substandard housing stock by assisting owners to perform home improvements in the form of loans and grants through the housing rehabilitation assistance. Watertown Community Housing, the Town's CHDO, has developed outreach materials to educate developers on the Town's inclusionary zoning provisions as well as streamline the process for incorporating and filling the affordable units with the recently launched "Ready Renter" and "Ready Buyer" lists of qualified tenants and owners.

WAYLAND

The greatest obstacle to meeting Wayland's underserved housing needs is the cost of land. Thirty years ago, Wayland was a place where young families could purchase starter homes. Given escalating housing prices throughout most of the last several decades, starter homes are now unattainable without subsidies for most first-time homebuyers desiring to live in the community. Moreover, Wayland residents face a substantial tax burden and find few downsizing options in town. The Town's new resource of HOME funds leveraged with existing CPA funds will assist Wayland in addressing these challenges.

ADDRESSING LEAD BASED PAINT IN HOUSING

The table below indicates that there are a high percentage of older homes in the HOME Consortium. Most of these older houses were built prior to 1978, the year that lead paint was banned. Families looking to buy or rent in the Consortium are often in need of information or assistance in protecting the health and safety of their children. The paragraphs below describe how each community is addressing the challenge of lead paint in housing stock.

Distribution of Lead Based Paint Hazards and Incidence of Lead Paint Poisoning

Geography	Total Housing Units	% of Older Homes	% Population <6 Yrs. Screened for Lead Poisoning	Total Blood Lead Levels >=20	Incidence Rate >=20
Bedford	4,708	78.2%	54.83%	0	0.00
Belmont	9,727	94.9%	46.70%	0	0.00
Brookline	25,166	92.6%	56.27%	0	0.00
Concord	5,093	82.8%	31.94%	0	0.00
Framingham	27,076	82.6%	51.96%	1	0.40
Lexington	11,653	76.1%	35.79%	0	0.00
Lincoln	2,911	78.8%	12.43%	0	0.00
Natick	13,117	73.6%	42.15%	0	0.00
Needham	10,851	77.2%	42.37%	0	0.00
Newton	30,235	86.0%	55.83%	1	0.40
Sudbury	5,590	73.5%	26.99%	0	0.00
Waltham	24,433	80.4%	58.70%	1	0.60
Watertown	14,914	88.8%	53.47%	0	0.00
Wayland	3,936	83.1%	28.48%	0	0.00

Sources: American Community Survey Estimate, 2007-2009, Table: B25034; Massachusetts Department of Health: Screening and Incidence Statistics by Community Fiscal Year 2006: July 01, 2007 – June 30, 2008. Total Housing Units and Housing Units Built Prior to 1978 for Bedford, Concord, Lincoln, Sudbury, and Wayland was taken from the Census 2000, Summary File 3 Tables H4, H34.

BEDFORD

The issue of lead paint is addressed through ongoing development projects. When a development project, such as the duplex conversions, calls for the renovation of existing units lead paint hazards are addressed.

BELMONT

Although the majority of Belmont's housing stock is quite old, housing is very well maintained and therefore the incidence of lead poisoning is very low. The Health Department provides referral services and in certain situations can test the property in question. All remedial activities, however, are the responsibility of the property owner. The Belmont Housing Trust will continue to reach out to realtors and landlords through workshops stressing the importance of de-leading their residential units.

BROOKLINE

The Town will continue to work to reduce the risks of lead paint poisoning. As required by Massachusetts State law, whenever a tenant files a complaint or if any inspection is required by the State Sanitary Code and the unit is occupied by children under the age of six years. Brookline's health inspector performs a lead determination. A total of 1,260 housing inspections during the past two years were in units which housed a child under six, and only 22 of these resulted in orders for abatement. The Town also received 36 notices of lead paint removal during this two-year period, reflecting the number of units in which the property owner sought a compliance letter for the removal/abatement of lead. Furthermore, the Town will continue to require lead paint abatement as part of renovation programs for family housing undertaken by private developers using public funds when such housing is to serve families with children.

The Housing Division also makes referrals and collaborates with the MassHousing "Get the Lead Out" low-cost loan program for lead removal, for which it acts as the program's locally authorized processing agency. The program provides zero to five percent financing to owners of buildings with one to four units. This includes owner occupants whose incomes fall under certain low and upper moderate income limits and investor/nonprofit owners who serve income eligible tenants. The Town does an initial eligibility determination, assists the borrower in completing the loan package, and assists the borrower in the lead abatement process required under Massachusetts State law. The usefulness of this program in Brookline is limited, however, by the ineligibility of condominiums and of larger rental properties which collectively would house a high proportion of the eligible units.

CONCORD

The Town of Concord currently receives very few inquiries on lead paint issues. When inquiries are received, Town staff will generally work with homeowners to direct them to further information either on the State's Childhood Lead Poisoning Prevention Program through the Department of Public Health, or the National Center for Healthy Housing for information on Massachusetts Lead Law. Concord's Public Health Division currently provides limited testing for lead paint in rental units where there are children under 6 years of age when a complaint is made by the tenant.

Concord also sees an opportunity to provide low and moderate income homeowners with assistance in this area by developing a small grant program for new homeowners. The intent of the program would be to provide funding assistance when needed to complete required lead abatement or other repairs to the unit before occupancy, or to cover closing, inspection or other costs associated with the purchase.

FRAMINGHAM

The Framingham Community and Economic Development Department, on behalf of the Town, will work with a network of agencies involved with childhood health issues, to take proactive measures to integrate lead-based paint hazard reduction into housing policies and programs. The Department, on behalf of the Town, will fully implement de-leading procedures and protocols as required and as directed by HUD.

The Town has put together a more comprehensive approach to addressing the issues surrounding lead based paint hazards in line with the adoption of new federal regulations. Some of the Town's deleading cases have been funded by the Mass Housing Get the Lead Out Program. Going forward these funds will only be used to assist those properties with children with elevated blood levels. The Town will hereinafter operate in strict compliance with Federal Lead Safe Housing regulations implementing lead based paint assessment and following indicated protocols to attain lead safe housing.

As a matter of policy, Town housing rehabilitation and homeownership assistance programs require owners (assisted homebuyers prior to occupancy) to undertake lead based paint abatement, if necessary. Pending the results of a Department of Community and Economic Development initiated lead inspection, the Town will, if required, assist the homebuyer with the cost of lead paint removal in the form of a deferred payment, zero interest loan of up to \$24,000 that is proportionately forgivable over fifteen years. The homebuyer will only have to repay the loan according to the terms of the loan agreement. These terms may require full repayment upon sale, conveyance, or refinancing within the first five years of ownership. Beginning in year six of ownership and continuing through year fifteen, the amount of the loan would be forgiven 10 percent per year. At the end of fifteen years of ownership the loan would be entirely forgiven.

LEXINGTON

The Town of Lexington will comply with the statutory abatement requirements triggered by the acquisition and rehabilitation of new units (pre-1978 units).

NATICK

The Town of Natick does not have a lead or rehabilitation program at this time. Residents with questions regarding lead based paint are referred to the Lead Paint Removal Credit offered for Massachusetts taxpayers, and the Get the Lead Out loan program offered by MassHousing. A local lead rehabilitation program has been reviewed each year by the Housing Trust and Community Development Advisory committees. In the past there have been more pressing needs for HOME funding, but this may change in the future, as there is a need for lead removal in the older residential stock in Natick.

NEEDHAM

The Needham Health Department sometimes receives complaints about lead based paint in homes. When staff receives a complaint from a tenant the owner/landlord is contacted directly by the Town about the complaint. If this measure is unsuccessful they conduct a site visit and if a violation exists the Town will issue an order letter to the landlord. The Town also refers households to the State run “Get the Lead Out” program.

NEWTON

The City’s principle effort to reduce the number of housing units containing lead-based paint is providing funding under the Housing Rehabilitation Program for lead paint abatement. Under the current Housing Rehabilitation Program, 100% of the cost for deleading is a grant. Funds are available to assist income-eligible homeowners and tenants who reside in units owned by nonprofit affordable housing providers.

Starting in April 2010, the federal Environmental Protection Agency (EPA) and HUD required contractors who, in the course of their work, will disturb lead-based paint in housing units, child care facilities and schools built before 1978, to be certified and follow specific work practices to prevent lead contamination. All contractors are required to contain the work area, minimize dust and clean up thoroughly. Under the new requirements, field inspections to ensure safe work practices and procedures must be documented.

The Rehab/Construction Manager has attended the EPA’s Institute for Environmental Education and is a certified EPA Renovator. This certification enables him to ensure that projects funded with CDBG, HOME and Community Preservation Funds involving lead paint are managed using correct procedures and best work practices. The Rehab/Construction Manager is also already trained in federal and state lead paint regulations and is certified as a Moderate Risk Deleader.

SUDBURY

Homes selected in the Town’s Home Preservation program will be tested and remediated for lead paint as appropriate.

WALTHAM

More than four out of five dwellings in Waltham (18,590 units, 81% of the total housing stock) were built before 1980, when federal law prohibited the addition of lead to paint. While not every older house presents a lead danger to its occupants, the problem is very significant. Even if only one quarter of all pre-1980 residences has dangerous lead hazards, that yields a need to de-lead over 4,500 homes. Data from the American Community Survey over the past five years indicate that approximately 2,400 families with young children (1,100 homeowners and 1,300 renters) live in older housing that may contain lead paint.

The Waltham Housing Department offers CDBG deferred, no-interest loans to owners of 1-4 family dwellings for de-leading of units that will be occupied by income-eligible residents. Homebuyers who participate in the City's HOME Down Payment Assistance Program are educated about their responsibilities regarding lead paint and if purchasing a property that has a positive lead inspection, receive a HOME lead abatement grant as part of their down payment assistance, prior to occupancy. All HOME funded properties are compliant with State and Federal lead law prior to occupancy. All housing units acquired by WATCH, Inc. (CHDO) using HOME funds are also de-leaded.

The Waltham Health Department conducts determination inspections for lead paint during all code enforcement inspections, if a child less than six years resides in the unit. If lead is detected, then the Health Department will order that the apartment or home be de-leaded, supply the tenant or owner with a list of certified de-leading contractors, and refer them to the Housing Department.

WATERTOWN

A significant portion of HOME funds in Watertown have been allocated to housing rehabilitation, which would include lead abatement activities.

NEEDS OF PUBLIC HOUSING

BEDFORD

The Bedford Housing Authority is an integral part of the Town's affordable housing network. The Housing Authority has a representative on the Bedford Housing Partnership. The Town, through the Community Preservation Committee, has provided financial resources to the Housing Authority for rehabilitation of its public housing units. Affordable housing opportunities will continue to be marketed to public housing residents.

The Bedford Housing Authority will continue to renovate Elm Street, a 12 unit family housing development. The renovations include new boilers, siding, insulation, and front entry roofs. They are also replacing baseboard heaters, landscaping to alleviate ground water issues, and replacing the bulk heads.

BELMONT

During FY12, the Belmont Housing Trust will meet periodically with the Belmont Housing Authority to make sure that both groups' actions are furthering each other's goals. Reinforcing this commitment, a member of the Belmont Housing Trust (defined within the legislation establishing the Trust) is an elected member of the Belmont Housing Authority. As a result, both bodies are well aware of what the other is doing and how they can work together on mutual goals.

BROOKLINE

The Town is likely to program its Affordable Housing Development Pool, for the Brookline Housing Authority's Trustman Apartments/Dummer Street project, which will provide 32 new units of affordable housing. The Town is also planning to continue to allocate CDBG funding for modernization efforts.

During the five years between FY07 and FY11, Brookline allocated an average of \$187,000 per year to the Brookline Housing Authority from its CDBG funds for a variety of renovation projects.

CONCORD

The Town of Concord has an excellent working relationship with the Concord Housing Authority (CHA), which oversees many of the affordable housing rental units in the community. The Town regularly refers individuals interested in affordable housing to the CHA, and will continue to serve an educational and marketing role whenever possible. The CHA is currently in the process of converting an existing housing site that was formerly congregate-type housing (and under-subscribed) into 29 individual rental units affordable to elderly and disabled individuals to address the existing waiting list. The Town has worked with the CHA throughout the permitting process, and has voted to allocate \$1 million in Community Preservation Act funds to the project.

FRAMINGHAM

The Town and Framingham Housing Authority (FHA) share mutual goals about meeting unmet housing needs. The Town will support the Housing Authority in FY12 in its efforts to better serve the community. The FHA will be notified by the Town of the availability of CDBG funded activities and services that are open to FHA residents. CDBG (and prospectively HOME) Homeownership Assistance funds can also be accessed by eligible FHA residents who are currently receiving assistance under the Section 8 and Family Self Sufficiency Program, when making a first time home purchase.

In FY12, the Town will contract with the FHA and its nonprofit Framingham Housing Development Corporation (FHDC) to operate an initiative to acquire, rehabilitate, and re-sell foreclosed, abandoned, or vacant properties in key neighborhoods utilizing Neighborhood Stabilization Program funds available through the Massachusetts Department of Housing and Community Development. The Town and Framingham Housing Authority share a commitment to expand housing opportunities, promote homeownership, and eliminate blight.

The Town, through the Community and Economic Development Department (CED) will explore the concept of forming a Community Housing Development Organization to develop rental housing and homeownership opportunities.

The Framingham Housing Authority will seek technical assistance for disposing of some properties, including an elderly congregate housing facility and a multi-unit property where the Authority controls six units, which have declining maintenance and management conditions. There is potential for the Town and Authority to cooperate in securing a range of resources to renovate these and other community housing assets.

LEXINGTON

The Town will work with the Lexington Housing Authority in FY12 to help maintain state-owned public housing development with HOME funds.

NATICK

The Town will continue to share the goals of Natick Housing Authority (NHA) in promoting adequate and affordable housing and a suitable living environment free from discrimination. The Town will pursue opportunities with NHA in providing assistance in rehabilitating and stabilizing underutilized housing stock, including those of NHA. The NHA and Town will continue to coordinate meeting space in NHA facilities for affordable housing related meetings conducted by the Town. Affordable housing lotteries will include more coordination with NHA. The NHA and Town staff continues to maintain regular communication on housing issues through correspondence and the Natick Affordable Housing Trust Fund (NAHTF) meetings and Community Development Advisory Committee (CDAC) meetings which the NHA staff is encouraged to attend.

NEEDHAM

In the past the Town collaborated with the Needham Housing Authority on the High Rock Estates project. This project is now fully occupied. The Town plans to continue this type of project collaboration in the future with the Needham Housing Authority. Discussions have begun to take place between staff from the Town, Needham Opportunities Inc. and the Housing Authority. Several parcels, particularly one on Yurick Road, have been identified as possible sites for affordable housing. Some thought is also being given to the possibility of redeveloping the Linden Chambers site, which currently has elderly and disabled housing, but is in need of renovations. The Town will also work to make sure public housing residents are included in the marketing of rental or ownership affordable units.

NEWTON

In FY12, the City will continue to provide funding to the Newton Housing Authority through the Housing Rehabilitation Program. CDBG assistance is available for accessibility improvements and hoarding-related emergencies only.

SUDBURY

In FY12, Sudbury will continue its collaboration with the Sudbury Housing Authority and Longfellow Glen – the two public housing providers in Sudbury. Since over 20 percent of the affordable homebuyers in Sudbury came from public housing rentals, outreach to those tenants will continue.

WALTHAM

In FY12 The WHA will conduct a complete upgrade of the elevator system at 101 Prospect Street Apartments which house elderly and disabled. This project will be completed with a total of \$800,000 in State Modernization funding. Community Preservation Act (CPA) funding of \$440,000 has also been approved for this site for new roofing. The Housing Authority will utilize an additional \$137,000 in state funds for boiler upgrades in all state HA units. The WHA is expected to receive Federal funding of approximately \$500,000 in FY12 for capital renovations of all federal housing units in the City.

The City will continue to support the local housing authority in its efforts to apply for CPA funding to help improve and maintain housing authority units in the City. The City addresses the needs of public

housing throughout the CDBG grant process. In addition, programs offered by the City's Housing Division encourage housing residents at or below 80 percent of area median income to participate in homeownership counseling and lotteries for purchasing first-time homebuyer opportunities. Such programs include the City's Inclusionary Housing Program and affordable housing initiatives.

WATERTOWN

The Town of Watertown will engage in outreach activities to raise awareness among public housing residents of assistance programs that may be available to them, particularly the newly launched “Regional Ready Renter/Ready Buyer Program.” The Town and the Watertown Housing Authority will work together on possible collaborative relationships regarding three off-site inclusionary units that are still to be provided as part of existing Affordable Housing Agreements with developers.

ADDRESSING HOMELESSNESS

Resources

The U.S. Department of Housing and Urban Development recently announced the award of \$1.2 million in Continuum of Care funds for 13 projects in the Brookline-Newton-Waltham-Watertown Continuum of Care. These funds will leverage over \$3 million in state, local and private funds and will be used to provide housing and supportive services for homeless people at transitional housing and permanent supportive housing sites in each of the Consortium communities.

Currently the City uses ESG funds to support critical emergency shelter, transitional housing and homelessness prevention programs. These programs are: Bristol Lodge Men and Women’s Shelters, Bristol Lodge Soup Kitchen, Horace Cousens Industrial Fund Homelessness Prevention, Metropolitan Mediation Services, REACH Emergency Shelter, Riverside Community Care Adolescent Homelessness Prevention and The Second Step Transitional Residence. Funds are also used to provide operating assistance for emergency shelter and transitional housing programs, essential services for homeless people, and homelessness prevention assistance for people at-risk of becoming homeless. As stated in the public services section, CDBG funds are also used to provide services to people who are homeless or at-risk of homelessness.

The City of Newton will issue six-month contracts for the ESG funds anticipating that regulations addressing new ESG priorities will be released in the coming months. The City will issue a new request for proposals based on these new regulations.

The City will also utilize funds remaining from the \$923,000 allocation of Homelessness Prevention and Rapid Re-Housing Program funds that was received last year. Jewish Family & Children’s Service is the lead entity for administration of these funds, and they work closely with other partner agencies in Newton, Waltham and Watertown to provide homeless prevention and rapid re-housing assistance. Funding is available to provide eligible families and individuals with case management; assistance with rent and utilities payments; housing search and placement; legal assistance; and credit repair services.

Priority Areas

There is tremendous need for more permanent affordable housing in Newton and throughout the Boston region. This unmet need has created a backlog in the emergency shelter and transitional housing system, and facilities operate at capacity with extensive waiting lists because their residents have nowhere else to go. Hundreds of homeless families are once again being housed in hotels/motels across the state, because there are no shelter beds available. Emergency shelters and transitional housing facilities for survivors of domestic violence are keeping residents for longer periods because of the lack of affordable housing available to them. This also prevents people in violent and abusive relationships from obtaining shelter.

Simultaneously, there is a growing need for homeless prevention assistance, particularly in the form of financial assistance with housing costs and legal assistance to prevent eviction. Short-term assistance to help families and individuals living on the brink of homelessness can prevent them from becoming homeless and entering the inundated shelter and transitional housing system.

In the past, the focus of efforts to end homelessness has been to support existing emergency shelter, transitional housing and permanent supportive housing facilities for homeless individuals and families and to continue to support prevention programs for individuals and families at-risk of homelessness. Continuum of Care, CDBG and ESG funds have been used to undertake this effort. However, last year, with the receipt of HPRP funds, the City was able to shift gears and for the first time focus on rapid re-housing for people who are homeless. Instead of referral to emergency shelter, HPRP funds provide the financial assistance necessary to provide permanent housing to homeless families and individuals.

The FY12 action plan will address the specific needs identified in the strategic plan through the objectives and strategies outlined below:

- Objective: Continue to support existing emergency shelter, transitional housing and permanent supportive housing facilities for homeless individuals and families; provide homelessness prevention assistance for people at-risk of homelessness; and utilize HPRP funds to keep people from/move people out of emergency shelter.
 - Strategies:
 - Continue to provide operating support to the emergency shelter, transitional housing and permanent supportive housing facilities using CDBG, ESG and Continuum of Care funds.
 - Target CDBG, HOME, Continuum of Care and other financial resources to create more units of permanent affordable housing to enable people who are homeless to end their homelessness.
 - Continue to provide funds to homelessness prevention programs to help people at-risk of homelessness remain housed.
 - Barriers:
 - Limited resources to meet the increasing need

- Serious lack of federal Section 8 Housing Choice Vouchers and Massachusetts Tenant-Based Rent Voucher Program (MRVP) subsidies.

During FY12, it is expected that CDBG and ESG funds will be used to assist an estimated 270 homeless people through the provision of operating assistance for emergency shelters and transitional housing facilities. It is estimated that an additional 230 people will be housed through the use of Continuum of Care funds for transitional housing and permanent supportive housing programs. The continued operation of these programs will improve the accessibility and availability of decent housing and essential services to homeless individuals and families.

It is estimated that an additional 350 families and individuals who are at-risk of homelessness will receive assistance through the use of CDBG, ESG and HPRP funds. Assistance is most often provided to help people get through a difficult situation such as job loss or a debilitating illness. Providing short-term financial assistance helps them with housing related expenses until they get back on their feet. Tenant-based landlord mediation efforts will help many tenants stay in their apartments or make an easier transition out of their existing housing situation.

Chronic Homelessness

As of the point-in-time count on January 28, 2010, there were no chronically homeless individuals in Newton. However, Newton plays a critical role in addressing the needs of chronically homeless individuals in the Boston region by designating 12 units of permanent supportive housing to this hard-to-serve population. The other communities in the continuum provide an additional 47 units of permanent supportive housing.

The Brookline-Newton-Watertown Consortium's objective and strategies for ending chronic homelessness are outlined below. These strategies are consistent with those identified by HUD as national objectives/strategies for ending chronic homelessness.

- Objective: End chronic homelessness and move families and individuals to permanent housing.

Strategies:

- Create new permanent supportive housing beds for chronically homeless persons.
- Continue to maintain a percentage of over 77 percent of homeless persons staying in permanent housing over six months.
- Continue to maintain a percentage of over 65 percent of homeless persons moving from transitional housing to permanent housing.
- Work with employment assistance programs to enroll clients in programs that will lead to employment and increase the percentage of homeless persons becoming employed by 20 percent.

- Barriers
 - Lack of permanent, affordable housing units

Limited financial resources to meet rental assistance needs (i.e. not enough Section 8 Housing Choice Vouchers)

Homeless Prevention

BEDFORD

Although Bedford does not have many homeless individuals or families, there is recognition of the regional needs. People who are homeless or near homeless, whether individuals or families, face a daunting task in finding affordable permanent housing. The Bedford Veterans SRO specifically provides housing for homeless veterans.

Fortunately, homelessness is not a major problem within the Town of Belmont. The Police and Fire Departments and the Board of Health direct any homeless persons to existing shelters within the surrounding area. The Belmont Housing Authority also gives priority to those families that are facing imminent homelessness.

BELMONT

The Belmont Affordable Shelter Fund (BASF), a service provided by the BHT offers financial assistance to Belmont households that face an emergency threatening their ability to remain in their home. The assistance is not means-tested. Rather, it is determined based upon the temporary inability of a household to meet current expenses out of current income. Historically, emergencies have occurred primarily due to illness and injury resulting in a loss of employment; unexpected medical expenses or short-term spikes in fuel prices. BASF grants are made based on referrals from the Belmont outreach workers, the Belmont Council on Aging, and Belmont clergy. BASF distributes between \$6,000 and \$7,000 each year to roughly 40 Belmont households.

The Belmont Food Pantry provides transitional services to help families get through tough times. The Food Pantry is available to Belmont residents without regard to income. Through the Food Pantry, persons can access donated food products and, up to three times a year, obtain a \$25 card to local grocers with which they can purchase fresh produce. The Belmont Food Pantry helps approximately 120 families a month, though this number appears to be growing. Of those families, 30% are elderly; 30% are families (with children); 15% are single mothers with children; 15% are immigrants; 5% are single adults; and 5% are disabled. The Belmont Food Pantry is completely supported by local donations and 100% of what is collected in donations is distributed as food assistance.

BROOKLINE

In FY10 Brookline received a three-year grant of \$667,436 for the Homeless Prevention and Rapid Re-Housing program (HPRP) under the American Recovery and Reinvestment Act of 2009. The majority of funding was awarded to the Brookline Mental Health Center as the lead agency for implementing the

program. The HPRP provides temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be homeless but for the HPRP assistance. The funds target two populations: those at risk of homelessness needing temporary assistance to prevent them from becoming homeless, and those who are already experiencing homelessness and need temporary assistance in order to obtain and retain housing. The program provides case management supports and links program participants to community resources and mainstream benefits to prevent future housing instability. All households served through this program must earn less than 50 percent of area median income. Beyond case management, funds are used for rental assistance, rent arrearages, security deposits, utility deposits, utility payments, and moving costs. The Brookline Health Department was also awarded a small grant to support their case management work with vulnerable subpopulations. During its first year, the program served 164 households, a rate that is expected to continue through FY12.

CONCORD

The Town of Concord does not anticipate receiving any public or private resources for this purpose. From time to time, homeless individuals have taken up residence in Concord's public woods and conservation areas. In those circumstances, the Town's Natural Resources Division (who oversees these lands) works with the Community Services Coordinator and the Health, Fire and Police Departments to identify and relocate the individuals and their belongings. Concord also works with regional resources when there are homelessness issues resulting from a home foreclosure.

LEXINGTON

To the maximum extent possible, LexHAB offers short-term assistance to families and individuals on the verge of homelessness and through its assistance can prevent these households from entering the shelter and transitional housing system. LexHAB typically helps one or two households in this manner every year.

NATICK

The Town does not expect to receive public or private resources to address and prevent homelessness in FY12. Many resources utilized by Natick are located in Framingham however there are several service providers in Town that provide temporary assistance. The Town also provides information for Metrowest Interfaith Hospitality Network which provides temporary shelter for the homeless.

NEEDHAM

Needham does not expect any resources specifically for the purpose of addressing and preventing homelessness. Town staff refers anyone looking for emergency shelter to shelters in surrounding municipalities. The Housing Authority and NOI will continue to assist people looking for affordable housing opportunities.

NEWTON

See above.

WALTHAM

The Waltham Community Development Program has traditionally assisted local social service agencies in operating emergency and transitional homeless shelters and homelessness prevention programs. In FY12, the city will allocate over \$30,000 in CDBG funds to such activities. Given high local demand for homeless shelter space, an estimated 20-40 people living without shelter per day, and record unemployment, Waltham will continue to focus its CDBG resources on emergency and transitional beds and prevention programs. Lack of permanent housing for homeless people, regular and supportive, is extending the average length-of-stay of clients in Waltham's homeless facilities, increasing strain on these institutions and requiring the city to maintain their financial support. Creation of permanently affordable housing by Waltham's Community Housing Development Organization (the Waltham Alliance to Create Housing Inc.) and other nonprofit developers with local HOME funds and other public resources will help to alleviate this backlog in shelter space and ultimately help to lower chronic homelessness in the area.

Waltham has a fairly large population of chronically homeless people (estimated to be around 60) due to the concentration of emergency shelters and state institutions in the city. Most of these people are periodically housed in one or more of the city's shelters, but, for a variety of reasons, are unable to transition to a permanent abode. Local shelter operators, particularly the Middlesex Human Services Agency (MHSA) keep careful track of these individuals as they move into and around Waltham, and are knowledgeable about the struggle they face in moving out of homelessness. The Waltham Community Development Program will strive to mitigate chronic homelessness in the city by two means:

- Work with shelter providers such as MHSA, and non-profit developers, including the Waltham Alliance to Create Housing (WATCH), to develop permanent housing for homeless people.
- Continue to provide CDBG grants to local social-service programs that help to prevent homelessness, such as the soup kitchens and food pantries run by MHSA, Red Cross and the Salvation Army, and Watch's tenant assistance center and apartment search service.

Prevention of homelessness is as, if not more, important as treating its symptoms through shelters and transitional housing. Waltham's official Community Housing Development Organization, the Waltham Alliance to Create Affordable Housing (WATCH) recently completed a study, "WATCH Housing Proposal: A Call to Action", about the needs of low-income individuals and families who are threatened with homelessness. According to WATCH, Waltham's near-homeless will be best served by the following policies:

- Use of institutional or municipal land for affordable housing development;
- Expansion and enforcement of Waltham's inclusionary zoning ordinance;
- Increase of funding for affordable housing and open space in Waltham;
- Implementation of state legislation to allow rent protections in buildings with "expiring use" subsidies;
- Strengthen partnership between the City of Waltham and community development corporations and other community-based organizations;

- The Waltham Community Development Program has traditionally funded local social service programs that attempt to prevent homelessness among city residents. This commitment will continue over FY12.

The City will also try to enhance inter-agency communication and coordination in conjunction with regular meetings of the Metrowest Supports Coalition. This group includes MHSA and other homeless service groups funded by the City of Waltham, as well as agencies such as Advocates and South Middlesex Opportunity Council (SMOC) that are not directly funded by the City.

WATERTOWN

In partnership with Watertown Community Housing, the Town will participate in the Brookline/Newton/Waltham/Watertown Continuum of Care Annual Point-in-Time Survey, which will assist in the identification of service gaps.

Discharge Policy

The City of Newton has taken the lead in working to ensure better connection with the state and within the Brookline-Newton-Waltham-Watertown Continuum of Care area to ensure that discharge planning issues (i.e. releases from prisons and other institutions) are being appropriately addressed. The following is the strategy the Continuum uses to address this important need.

1. Role of the City of Newton

Staff in the Housing and Community Development Division of the City of Newton's Planning and Development Department serves as the Consortium's contact when inappropriate discharges arise and act as the local liaison on this issue with the state. This latter function means the liaison attends meetings for local continua, organized by the Department of Housing and Community Development that are intended to improve statewide coordination and specifically to review the state's implementation of discharge planning policy and inappropriate discharges being seen at the local level.

2. Information Gathering and Planning

Initial feedback from providers indicates that they are not seeing people either at their shelters, transitional programs, day services, or through street outreach that were inappropriately discharged and thereby became homeless. The lack of a problem within the Continuum may be attributed in part to the strong local network of services and supportive housing so that youth aging out of foster care and individuals leaving the area's health care facilities (the two most likely sources for discharges in this area) have housing and other options for their next placement.

3. Local Coordination and Training

The City of Newton, along with the other communities in this Consortium, is committed to working with area providers to coordinate inappropriate discharge monitoring. As noted above, it has been decided that inappropriate discharges are to be brought to the attention of staff of the Housing and Community Development Division, who will present the issue to the Planning Committee for review of next steps.

Additionally, the City of Newton periodically updates Consortium members about the state's implementation of discharge planning policies and protocols and urges them to alert City of Newton Housing and Community Development Division staff if there have been inappropriate discharges to their facilities.

ANTI-POVERTY STRATEGY

Poverty¹ is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of access to meeting basic human needs, including adequate food, clothing, housing, water and health services. According to data from the last decennial Census, in 1999, 2.6 percent of families and 4.3 percent of individuals in Newton were living below poverty level. These percentages represent 546 families and 3,382 individuals. The most recent 3-year American Community Survey estimate (2007-2009) indicates that these numbers are growing and the incomes of 4.4% of all families and 6.5% of individuals are below the poverty level. The 2010 federal poverty guidelines are listed in the table below.

Size of family unit	48 contiguous states and D.C.
1	\$10,830
2	\$14,570
3	\$18,310
4	\$22,050
5	\$25,790
6	\$29,530
7	\$33,270
8	\$37,010

For each additional person add \$3,740

The City recognizes that the median income in Newton is higher than many other Massachusetts communities. The 2000 Census reported that the median family income in Newton was \$105,289. Comparatively, Massachusetts's median family income was reported as \$61,664 during the same time period. High median home prices in Newton correlate with this high median income. Low-income

¹ The U.S. Census Bureau utilizes the federal Office of Management and Budget's Directive 14 to define poverty. The Bureau uses a set of income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or individual falls below the relevant poverty threshold, then the family or individual is classified as being below the poverty level. To compute poverty status, money income before taxes is computed. This does not include capital gains or non-cash benefits such as food stamps and housing subsidies. Poverty cannot be determined for people living in group quarters or for unrelated individuals under age 15 (such as foster children).

individuals and families face the challenge of obtaining and maintaining housing in a community where the median sales price of a single family home is currently more than \$750,000. Newton's anti-poverty strategy plays an important role for these low-income households. Among other outcomes, the successful implementation of the City's anti-poverty strategy enables low-income residents to remain in the community and provides opportunities for a diversity of new residents to live in Newton.

In Newton, the Housing and Community Development Division (the Division) of the Planning and Development Department is primarily responsible for coordinating the City's efforts to reduce the number of people living in poverty and to move low-income people to self-sufficiency. Division staff administers the City's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grant (ESG) programs. The funds from these federal programs are used locally for programs and projects that provide the maximum benefit to extremely low-, low- and moderate-income persons. Division staff works in partnership with citizens, other City departments and the public and private sectors to accomplish its goal of reducing poverty through:

- Preserving and developing affordable housing opportunities
- Fostering employment and economic opportunities for low- and moderate-income people
- Supporting the delivery of human services
- Improving the physical conditions of and strengthening the quality of life in Newton's neighborhoods

Division staff utilizes HOME, CDBG, and CPA funds to provide homeownership and rental opportunities through programs such as down payment assistance and the development of new rental and homeownership units. The City's CDBG program also helps income eligible homeowners maintain affordable, safe and accessible housing through rehabilitation assistance. Fifteen percent of CDBG funding and 100 percent of ESG funding helps to support the delivery of human services to residents. Some of the programs funded provide job and life skills training, child care assistance and other services necessary for an individual or family to move out of poverty. For more information on the types of public service activities funded, please refer to the public services section of the Plan. Additionally, the City has a Section 3 program in place which encourages contractors working on contracts over \$200,000 to engage in training, hiring and subcontracting activities with low- and moderate-income residents and subcontractors in Newton.

IMPEDIMENTS TO FAIR HOUSING

Impediments to fair housing in WestMetro HOME Consortium communities and the actions designed to address these impediments are identified below:

BEDFORD

In FY12 the Town of Bedford will address impediments to fair housing in the following ways:

- Examine zoning bylaws to consider whether to expand the current inclusionary zoning bylaws. Continue review of zoning bylaw to understand on the creation of different types of housing within Bedford, including accessory apartments.
- Monitor and work to preserve the existing affordable housing stock in Bedford
- Continue to pursue affordable housing opportunities.
- Review the marketing plans for the affordable units in private developments to ensure they are affirmatively marketed with minority outreach and a fair lottery process to select buyers or renters.
- Require property owners to conduct additional outreach to market accessible units.
- The Fair Housing Committee will continue to meet once a month to hear any fair housing complaints.

BELMONT

The Town of Belmont completed an Analysis of Impediments to Fair Housing Choice (AI) in 2008. The Belmont Housing Trust, acting as the Fair Housing Committee, gathered input from various stakeholders including, the Board of Health, the Council on Aging, the Disability Access Commission and the BHA. The impediments identified in the Town's AI included:

- Discrimination
- Physical Constraints (Lack of Land and Housing)
- Policies
- Lead Paint and Other Hazardous Materials
- Funding

During FY12, the Belmont Housing Trust will continue to take various actions to mitigate, reduce or eliminate these barriers to affordable housing.

- Advocate for new multi-family residential developments to increase the supply of accessible housing
- Work with Planning Staff to draft flexible policies to allow for accommodations to be made without requiring complicated permitting procedures
- Promote recently adopted housing bylaws - the Inclusionary Zoning By-Law, and the Cushing Square and Central/Palfrey Squares Overlay Districts
- Leverage other funding (state, federal, private)

BROOKLINE

The Housing Division will continue to collaborate with the Town's Fair Housing Officer and Human Relations Commission as well as other members of the WestMetro HOME Consortium to increase public education about fair housing laws. The goal will be to inform residents of their rights, and brokers, property owners, property managers and housing service providers of their obligations. This will take the form of training sessions, public access television shows and public service announcements, and a continued presence on the Town's website about housing discrimination, fair housing laws, and who to contact to file a fair housing complaint. In FY12 the Town will collaborate with the City of Newton to provide two to three trainings for various stakeholders in the community, including the Public Housing Authority, property managers, small property owners, advocates and developers.

The Housing Division will continue to affirmatively market all of its affordable units, outreaching to minority homebuyers by advertising its programs in newspapers which specifically target Black, Hispanic, Asian readers; in correspondence to minority Boston families participating in Brookline's METCO school program; by including all new affordable units in the "Metrolist" maintained by the City of Boston's Fair Housing Office; and by listing new units on available websites operated by regional nonprofit housing entities that project to a wide audience.

A good portion of the participants in the Town's first-time homebuyer programs are members of racial/ethnic minorities, and the Town will continue to work closely with each buyer to access the most favorable loan terms and to bring the loan to closing. The Town will also continue to sponsor the 12-hour "Homebuyer 101" training program on an annual or bi-annual basis. The participants in these programs will gain an understanding of home financing and of loan products, and with certification have access to various affordable housing opportunities, including affordable loans through lenders participating in the Massachusetts SoftSecond Program.

The Housing Division will continue to work with developers and nonprofit operators to expand the inventory of wheelchair accessible housing as well as housing serving people with other disabilities. The Housing Division will also continue to increase awareness of the State's Home Modification Loan Program, which provides low- and no-interest loans to modify the homes of elders and individuals with disabilities. Finally, the Housing Division will collaborate with other members of the WestMetro HOME Consortium and the Town's Fair Housing Officer to inform residents of their rights and property owners and brokers of their obligations to provide reasonable accommodation for persons with disabilities.

The Housing Division will continue to assist, as needed, non-English speaking buyers. In working with the WestMetro HOME Consortium, the Town hopes to participate in a training session on developing a more formal Language Assistance Plan as required by HUD.

Anecdotal evidence suggests that families with children face greater challenges renting homes in Brookline than those without children. This may reflect, at least in part, concerns by property owners regarding liabilities relating to lead paint. Additionally, and related is the strong presence in Brookline of a large population of students and young working adults; landlords may gain greater profits renting to transient groups of young people than to families, both because of their greater collective purchasing power and lower standards for service. The Town will continue to enforce zoning and state sanitary codes to discourage overcrowding and assure a decent level of service in its rental inventory, encourage the development of affordable rental housing for families; and provide technical assistance to small landlords to access the State's "Get the Lead Out" program.

CONCORD

The Town of Concord will complete an Analysis of Impediments to Fair Housing Choice (AI) in the next few months which will provide the community with a better understanding of both the existing impediments and how they might be addressed. The Town anticipates that existing impediments may include: lack of educational materials available in different languages; lack of other language programs

to assist minority households; lack of diversity in the types of units available which might assist a wider range of households; and a lack of housing available to those with physical disabilities. The Town understands that the goal of this analysis is to provide a framework for building more inclusive communities and anticipates developing a program to implement any action steps identified in the AI.

FRAMINGHAM

The Town of Framingham intends to take the following actions to overcome the impediments to fair housing choice identified in the document *Town of Framingham, Analysis of Impediments*. Actions are organized in terms of areas of activity and specific goals as outlined in the analysis.

Public Sector

- Zoning and Site Selection:

Change undertaken to address the nature of existing zoning as an impediment to Fair Housing.

Most racial, ethnic, and linguistic minorities have had to pursue the relatively more affordable rental housing available in South Framingham. That housing has been more apt to be overcrowded and inferior in quality. In FY12 Framingham Community Development staff, Fair Housing Committee members, Planning Board and Department of Community and Economic Development staff will review in FY12 and may begin work to implement appropriate mixed-use development in the downtown so as to be prepared to expand housing opportunities when markets improve.

The Department of Community and Economic Development and Planning Board will work on a select basis, on other zoning initiatives identified in a Housing Liaison Committee Housing Policies and Plan adopted in 2007. Work might include exploration of one or more of the following initiatives as time and staffing permits:

- Overlay districts or special permit regulations to facilitate large-scale reuse and redevelopment of properties that have become obsolete for their intended use, for new affordable or mixed-income housing uses.
- Extension of the mixed-use development option that currently exists in the Central Business District to other areas.
- Accessory apartments by special permit where appropriate.
- Multi-family housing in targeted overlay districts, such as along Route 9, in exchange for the provision of at least 25% affordable units.
- Modest density bonus to the Town's open space-residential development bylaw to encourage affordable units in small developments.
- Provision for artist live/work spaces in appropriate locations.
- Geographic de-concentration of low and moderate income housing.

Efforts to create opportunities in a variety of neighborhood settings. Concentration of low-income housing in certain blighted neighborhoods has been an impediment to public support for and thus an impediment to further housing development.

Development of affordable housing that would result in a re-concentration of housing away from Framingham's Southside will be encouraged. There are, however, significant issues to be dealt with in respect to the impact of projects of any size on existing neighborhoods.

The Framingham Department of Community and Economic Development will work to mediate between neighborhood concerns and affordable housing needs to promote sensitive development. Community and Economic Development staff will work actively with developers to assist them in defining their projects in a manner that will lead to broader acceptance. As development starts to be built, fair housing choice will be enhanced. An example of such a project is the 150 unit Shillman House for the elderly in the Nobscot section of North Framingham area sponsored by Jewish Community Housing for the Elderly (JCHE), which is about 50 percent complete. Construction will continue over the next year. HOME funds have been provided in a pre-development phase.

Neighborhood Revitalization, Municipal and Other Resources:

- Targeted Programs to Create Housing Opportunity for Low/Moderate-Income Residents of Older Neighborhoods
- Create opportunities for low- and moderate-income residents, many of them racial, ethnic or linguistic minorities

The Town will continue to combine private homebuyer programs using Soft Second Loan funds with CDBG homeowner assistance and CDBG Housing Rehabilitation Assistance Program (HRAP) loans to provide affordable ownership of multi-family and/or single-family homes by low and moderate-income residents. Emphasis will be placed on encouraging (but not restricting) ownership in the Town's older neighborhoods. The Board of Selectmen has called for the convening of a Housing Summit focused on revitalizing the Town's oldest and densest neighborhoods.

Since starting the homeownership assistance program, the Town has helped eighty homeowners that represent the whole spectrum of Framingham's population, including thirty six Latino Americans, six African Americans, and two Asian Americans. In addition six Portuguese-speaking households and two Russian-speaking households have been served. The programs has enhanced fair housing choice to traditionally underserved segments of Framingham's population.

Tax-title properties:

Department of Community and Economic Development staff hope to convince Town officials to permit properties taken in tax title to be improved and developed as long-term affordable housing opportunities for low- or moderate-income households. This will expand the Town's assisted housing stock. Opportunities will be marketed in a manner in concert with fair housing principles. These efforts will be continued during FY12.

Property Tax Policies:

- Reducing tax burden to segments of the community

The Town will explore expanding the number of options to reduce rising tax burdens on certain segments of the community, especially older residents. Through Town Meeting action, a voluntary tax relief fund was created, allowing taxpayers to contribute toward a pool that could be used to offset abatements offered for those needing tax relief. A Property Tax Help Program has been established giving a limited number of citizens the opportunity to perform 75 hours of approved work for the Town for a \$500 tax credit. Support for any initiatives that would result in a lessening of tax revenue, no matter how responsive to the needs of certain groups in the community, may be difficult in a period of declining public funding resources. Efforts will be made to draw positive attention to these needs in FY12.

Public and Private Sector

- Information Programs

Multi-lingual housing information video series. The Town Fair Housing Committee, led by Community Development staff and the Town Human Relations Committee, will continue to produce cable television programming on housing issues in English, Spanish and ultimately Portuguese, including Homebuyer Fairs in 2012. Framingham Media Services staff has indicated that the Town could provide total support to produce the program. An advantage to having the Town originate the program is that it can air on all cable outlets in the Town. Finding housing continues to be particularly difficult for newcomers and non-citizens who are faced with a language barrier. Programs should be put together that inform individuals of how and where to get services in their primary languages.

Fair Housing material on Town website. The Fair Housing Committee will work with Town Information services staff to establish a Fair Housing Information section on the Town's website informing residents of their rights to pursue housing opportunities and directing them to resources to assure that their rights will be respected.

Fair Housing Enforcement

- Improving the Town's capacity to effectively process complaints.

The Town needs to develop processes for recording fair housing complaints and tracking their adjudication. Developing a database in FY12 and ensuing years on the nature of complaints will assist the Town in identifying trends and patterns in discrimination which can be addressed by improved enforcement and education of both services providers and clients.

LEXINGTON

While demographic diversity is increasing in Lexington, the largest impediment to Fair Housing remains a lack of understanding of the responsibilities of property owners, managers, developers, and real estate brokers. Activities taken to address this impediment will include a training session on fair housing law for these parties (last conducted several years ago), and continued rigorous affirmative marketing and tenant selection plans for all of the Town's affordable housing programs and projects.

NATICK

The Town of Natick will either be hosting Fair Housing training through HOME Admin funding, or The Fair Housing Initiatives Program Grant recently applied for by City of Newton. Continued education of the Fair Housing law and its use in housing and real estate is considered the key factor in addressing any impediments to fair housing identified in Natick.

NEEDHAM

Impediments:

- Land Use Policies and Zoning can limit the quantity of non-single family housing and the availability of developable land to achieve fair housing.

Although nearly one half of Needham's land area is zoned for 10,000 square foot lots, apartment districts and districts that allow for multi-family housing are limited. Accessory apartments are not permitted. There is no "as-of-right" development option for affordable housing, making the permitting process more time-consuming and adding to the cost of development.

- Lack of information, education and outreach on Fair Housing.

In Needham, there is a shortage of information on Fair Housing issues. Education for residents, employees, lenders, realtors and landlords has been minimal. Although there are resources within the Town of Needham (such as the committees and agencies that provide assistance), it is not always clear to people where these resources are and how to access the information they are seeking. There is no Town staff person devoted to Housing, making it difficult for the Town to perform outreach, coordination and monitoring of housing issues.

- Lack of accessible affordable housing and lack of affordable housing.

Fair Housing Law requires that the availability of affordable accessible housing in Town be assessed. Seniors and people with disabilities, whose disabilities can be income limiting, could benefit from affordable housing. Housing not only must be affordable, but accessible for these populations. Proximity to transportation or commercial areas is additionally helpful for these groups. The Housing Authority's waiting list illustrates the need for affordable housing in Town. High cost of land in Needham can deter developers from building affordable housing because the profit margin would be marginal. Elevators are lacking in many town buildings and affordable housing developments, e.g. Linden Chambers and Town Hall. This makes it difficult for some members of this community to access certain resources in Town. Livability for this population decreases when daily activities are difficult or impossible. Accessibility is required in new construction, but many of the buildings in Needham are older and do not have these features.

To address these issues, the following is planned for FY12:

Charles River Landing, a development of 350 units of multifamily rental housing of which 25 percent are available to low- and moderate-income households, has been completed and is almost fully occupied. In marketing the units of multifamily rental housing, the Town and Consultant have followed and will

continue to follow all the procedures outlined in the WestMetro HOME Consortium Affirmative Marketing Policy.

The May 2009 Town Meeting approved new zoning for several zoning districts in downtown Needham. Inclusionary zoning requires that developers who create a certain number of housing units make a percentage of these units affordable. The incentive is that if a developer adds affordable units to their development, they will not count towards total FAR – density bonus. This year, the Town will continue work with developers and property owners to understand how to proceed with projects under the new zoning and encourage the creation of affordable units in the downtown.

Needham has a Human Rights Committee, which seeks to prevent discrimination in housing on the basis of race, color, national origin, ancestry, disability, age, income, marital status, children, gender, or sexual preference.

NEWTON

The principal impediments to fair housing in Newton include the following obstacles and challenges identified below. These impediments have been compiled from the *Fair Housing Action Plan* and the *FY11-15 Analysis of Impediments to Fair Housing Choice*, completed in 2010. Greater detail and analysis is provided in these reports.

Impediments Identified in Public Sector:

- Zoning, land use policies, and neighborhood opposition can limit the ability to develop and can affect siting of affordable housing
- The system for reviewing, approving, and monitoring residential developments for compliance with all applicable architectural accessibility requirements needs to be examined and strengthened
- To become proactive, fair housing best practices need to be identified and fully integrated into all public sector housing programs and policies

Impediments Identified in Private Sector:

- Housing discrimination against protected classes occurs in the Newton's rental and for-sale real estate markets

Impediments Identified in Public and Private Sector:

- An educational gap on fair housing rights and responsibilities exists for some housing consumers, providers and producers, resulting in fair housing law violations and a lack of consumer empowerment
- More comprehensive fair housing data, in conjunction with consistent monitoring, is needed to ensure that fair housing practices in both market rate and subsidized housing units not only remain constant, but improve and expand

- High housing, development, and health safety requirement costs coupled with the lack of available land for new development ultimately results in limited affordable housing opportunities and housing choice

The chief fair housing-related actions that the Fair Housing Committee and housing and community development staff plan to undertake in FY12 address impediments identified in the private, public and private-public sectors. Some of these efforts are targeted specifically to Newton, while others will have a regional impact.

- Begin to implement the changes recommended by the architectural accessibility compliance report;
- Collaborate with the Fair Housing Committee to provide fair housing education and outreach to targeted populations within the community;
- Develop regional best practice policies including a more comprehensive WestMetro HOME Consortium Affirmative Marketing Plan and Language Assistance Plan;
- Integrate the “Civil Rights Access Checklist,” or other comparable checklists, as part of Newton’s HOME and CDBG Monitoring efforts;
- Collect, analyze, and report relevant data pertaining to protected classes in Newton’s subsidized and market rate units (e.g. through lottery results);
- Continue to capitalize programs that streamline the funding process for by-right projects containing affordable units, such as the One-to-Four Unit Purchase Rehabilitation Program.

SUDBURY

In FY12, Sudbury will continue its efforts as outlined in the Analysis of Impediments to Fair Housing Choice, published in May 2008. These include:

- purchasing additional homes in the Home Preservation Program and selling them to eligible purchasers
- granting funds through the Sudbury Small Grant Program for small repair and maintenance for eligible households
- continuing the use of data from lottery agent services to develop housing units targeted to need
- continuing the provision of local preference opportunities to community residents in accordance with guidelines, and local preference definition as appropriate, as well as targeting marketing to minority populations
- continuing the monitoring of agent services to preserve affordability restrictions
- supporting the Sudbury Housing Trust, supporting the Sudbury Housing Authority redevelopment project, and other initiatives to increase affordable housing

WALTHAM

Waltham has a large number of rental units with lead paint in older structures, particularly in the Waltham CDBG Target Area that discourages families with children from finding housing. In addition housing staff has found that a housing affordability gap exists for young families that limits their homeownership opportunities. While housing prices have come down in the past twelve months, the amounts are not significant enough to increase the number of low to moderate income first time

homebuyers. Lenders have also tightened their mortgage guidelines making it more difficult for homebuyers to obtain a first mortgage.

There is also a diminishing supply of affordable rental units in Waltham that limits housing choice for low-income renters. While the inclusionary zoning ordinance is being used to create affordable units, the size of the developments being built are small, offering only one or two units to the affordable stock annually. Waltham's close proximity to Boston and its transportation link straight into Boston keeps rental unit prices high.

Actions to Address Impediments in FY12:

- Continue to use CDBG funds to provide deferred de-leading loans to income-eligible owner occupants of multi-family properties.
- Continue to use HOME funds to provide down payment assistance loans to low/moderate income families. All HOME down payment assistance properties are inspected for lead and if positive are fully abated prior to occupancy.
- Create affordable, de-leaded rental units using HOME funds to help local nonprofit developers, including the Waltham Alliance to Create Housing (WATCH), acquire multi-family properties to rent to low-income families.
- Work with the Waltham Housing Department and City Council to implement the recommendations contained in the Waltham Housing Plan, prepared with the assistance of the Metropolitan Area Planning Council in 2003. These include: re-use surplus municipal buildings, especially those owned by the School Department, for housing low and moderate-income people
- Extend the reach of the Affordable Housing Provisions in Waltham's zoning ordinance to all residential districts.

WATERTOWN

A major impediment to Fair Housing is the sometimes ineffective affirmative marketing campaigns to raise awareness of affordable units that are or may become available. Watertown Community Housing and the Town has developed and recently launched the "Ready Renter/Ready Buyer" Program, which will create a centralized wait list for affordable units in the region. It is expected that by combining resources and simplifying the affirmative marketing process of affordable units, outreach efforts will be greatly enhanced and reach a larger amount of people with different housing needs.

The Watertown Housing Partnership identified the presence of lead paint as a major impediment to Fair Housing particularly to families with children as the majority of Watertown's housing stock was built prior to 1979. Many property owners are hesitant to rent to families with children due to the presence (or suspected presence) of lead paint and the high cost of lead abatement. To address lead paint issues, the Town has allocated HOME funds for housing rehabilitation activities and will strive to leverage additional funding for lead abatement through participation in the State's Get The Lead Out Program and other sources.

AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

ADDI Funds Only (Recapture)

If ADDI funds and no other HOME funds are to be used for homebuyer assistance, ADDI funds must be secured by a mortgage, note and deed restriction and must be repaid to the ADDI fund pool at the time of resale of the property by the homebuyer. Repayment is to be of ADDI principal only.

ADDI with HOME Funds

If the member community has its own HOME-funded homebuyer program and is combining ADDI funds with HOME funds, the member should use the already established resale/recapture provisions for its HOME-funded program.

BROOKLINE

When providing downpayment assistance to the homebuyer to purchase an existing unit at a market price, the Town pursues two different strategies: if the unit is located in a property with fewer than six units, at the time of resale, the seller will repay to the Town that portion of the appreciation which reflects the proportion of public subsidy to total equity. If the unit is in a property with six or more units, the Town will have a right of first refusal at a price which represents the original purchase price, minus the subsidy, adjusted by changes in AMI plus some compensation for approved capital improvements and, potentially, monitoring fees. In the event that the Town cannot exercise its rights, the seller will repay the loan with shared appreciation.

When providing funding to a developer to create units which are new or are substantially rehabilitated and offer these for sale at an “affordable price” based upon various criteria including median income (e.g., Olmsted Hill), the Town will require a restriction under which it will have a right of first refusal at a maximum sales price. That maximum price shall be the price which was actually paid by the owner at the time of the purchase, adjusted by changes to AMI, plus some adjustment for certain approved capital improvements and, potentially, monitoring fees.

In the case of all of the Town’s homeownership restrictions, the Town also has a right to purchase/require sale of the property in the event that the owner is not complying with the restrictive covenant with regard to using the property as primary residence or staying current with financial obligations.

When providing funding to developers/owners of rental properties, the Town will also reserve for itself a right of first refusal should the owner seek to sell.

FRAMINGHAM

If the premises are sold, cease to be the Mortgagor’s primary residence or there is any change in the title during the term of the Promissory Note, which commences upon the Completion Date, or the Mortgagor is not in substantial compliance with the Promissory Note and Mortgage, the Town will

recapture the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the Mortgagor's investment.

The Town specifically reserves the right to require full repayment, notwithstanding any deficiency in the amount of the net proceeds, in the event that repayment is triggered by a willful violation by the Mortgagor of the terms of the Promissory Note, or the Mortgage or any applicable HOME regulations. This recapture provision conforms to the HUD HOME regulation 24 CFR 92.254 (a) (5) (ii). HUD defines the net proceeds as the sales price minus the loan repayments and closing costs. If the net proceeds are sufficient to repay both the HOME loan and the Mortgagor's investment (HUD defines Mortgagor's investment as the Mortgagor's down payment, principal payments and any capital improvement invested), the Town must recapture the full HOME loan. If, however, the net proceeds are insufficient to repay both the HOME assistance and the Mortgagor's investment, the Town must recapture the net proceeds less the Mortgagor's investment. When the net proceeds are insufficient to repay the full HOME assistance, the Town will not permit the Mortgagor to recover more than his/her investment.

The Principal sum may be deferred annually by the Town based upon annual review by the Lender of the Borrower's compliance with the terms of this Mortgage, the HOME Program and HOME project funding agreement and the Promissory Note.

The American Dream Downpayment Initiative (ADDI) is a component of the HOME program through which HUD makes formula grants to the Commonwealth of Massachusetts and certain other participating jurisdictions (PJs), including the WestMetro HOME Consortium, for the purpose of making down payment assistance available to low-income families who qualify as first-time homebuyers. The Consortium will administer the FY11 ADDI allocation, if there is one, as part of the HOME program.

NATICK

The Town prefers to use the recapture provisions in order to reinvest recaptured downpayment assistance funding towards future affordable housing opportunities. All of the Town's affordable units are affordable in perpetuity by deed. However, DHCD requires a resale provision and in those cases the Town will default to that requirement in order to maintain housing units on the Subsidized Housing Inventory.

NEEDHAM

Funds made available under the American Dream Downpayment Initiative (ADDI) statute are allocated to eligible HOME program participating jurisdictions (PJ) to assist low-income families become first-time homebuyers. The WestMetro HOME Consortium will administer the ADDI allocations as part of the HOME program.

All homeowners assisted through the ADDI program will purchase homes attached to a deed restriction, securing the affordable housing restriction and ensuring that the sales price continues to be affordable,

that the purchaser is income-eligible, that the property is monitored on an on-going basis, and that other program requirements are satisfied, in accordance with HUD requirements.

The amount of assistance will cover the closing costs from the minimum allowed of \$1,000 up to the maximum of \$10,000 to be determined based on need. Eligible participants will meet HUD's requirements of being first-time homebuyers and meeting income and asset maximum limits.

SUDBURY

Sudbury plans to utilize HOME ADDI funds for down payment assistance to qualified low and moderate-income first-time homebuyers acquiring affordable housing under the State's affordable housing programs, proposes this program guidelines. Sudbury will follow the Consortium policy and guidelines relative to recapture and or repayment.

WALTHAM

If the premises are sold, cease to be the Mortgagor's primary residence or there is any change in the title during the term of the Promissory Note, which commences upon the Completion Date, or the Mortgagor is not in substantial compliance with the Promissory Note and Mortgage, the City will recapture the full HOME loan or the net proceeds, if the net proceeds are less than the full amount of the HOME loan and the Mortgagor's investment.

The City specifically reserves the right to require full repayment, notwithstanding any deficiency in the amount of the net proceeds, in the event that repayment is triggered by a willful violation by the Borrower of the terms of the Note, or the Mortgage or any applicable HOME regulations. This recapture provision conforms to HUD HOME regulation 24 CFR 92.254 (a)(5)(ii). HUD defines the net proceeds as the sales price minus non-HOME loan repayments and closing costs. If the net proceeds are sufficient to repay both the HOME loan and the Borrower's investment (HUD defines Borrower's investment as the Borrower's down payment and any capital improvement investment), the City must recapture the full HOME loan. Please note, however, that when the net proceeds are insufficient to repay the full HOME assistance, the City will not permit the Borrower to recover more than his/her investment.

WATERTOWN

Watertown will employ either resale or recapture requirements depending on the amount of the loan. Under Watertown's affordable housing covenant, loans \$30,000 and lower are subject to recapture, and loans greater than \$30,000 are subject to resale to an income-eligible household with a maximum resale price.

The maximum resale price is the sum of the cost of the appraisal delivered with the conveyance notice, real estate agent fees if the owner is required by the covenant holder to hire a real estate agent, the purchase price paid by the owner, the documented total cost of improvements made by the owner at the time of the sale or transfer, excise taxes incurred by the owner in connection with the sale of the residence and a return on the owner's investment equal to the product of (i) the sum of the owner's

original down payment plus one-half of the aggregate of regular principal payments made by the owner on the allowable secured debt on the residence multiplied by (ii) a fraction, the numerator of which shall be the price index for the last month preceding the conveyance notice minus the price index for the month preceding the owner's purchase of the residence and the denominator of which shall be the price index for the month preceding the owner's purchase of the residence.

The resale requirement will ensure that the price at resale provides the original HOME-assisted owner a fair return on investment (including the homeowner's investment and capital improvements) and provide that the housing will remain affordable to a reasonable range of low-income homebuyers.

The restrictions in the covenant will run with the land. The Town will use purchase options and a right of first refusal to purchase the housing before foreclosure to preserve affordability. The affordability restrictions will be revived according to the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

The Town has the right to either purchase the residence at the resale price or to proceed to locate a low- or moderate-income household to purchase the residence. If the Town fails to locate a low- or moderate-income purchaser who purchases the residence within 120 days, the owner may convey the residence to any third party at no less than fair market value free and clear of all rights and restrictions contained herein, including, but not limited to the resale price, provided, however, all consideration and payments of any kind received by the owner for the conveyance of the residence to the third party which exceed the resale price (the "excess amount") shall be immediately and directly paid to the Town, as repayment of the combined housing subsidy under the first-time homebuyer program note and the ADDI program note (the "notes repayment"). The covenant will terminate upon foreclosure. The owner grants to the Town the right and option to purchase the residence upon receipt by the covenant holder of notice in any form of an impending foreclosure against the residence.

The Principal sum may be deferred annually by the City based upon annual review by the Lender of the Borrower's compliance with the terms of this Mortgage, the HOME Program and HOME project funding agreement and the Promissory Note.

MONITORING

Monitoring Policy for Human Service and Emergency Shelter Grant Project

Annually, during the second quarter of each program year, Community Development staff will monitor human service sub-recipient agencies. All new projects will be monitored during the first year of operation. Existing agencies/projects to be monitored will be selected based on the results of a risk analysis. This analysis shall consider such criteria as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc. At least thirty percent of all human service projects will be monitored each year. All programs will be monitored at least once every three years. All monitoring documentation is filed in the monitoring folder within the project file.

The monitoring process includes the following documentation:

- Risk analysis results and monitoring schedule
- Notification letter sent to sub-recipient agency
- On-site monitoring visit documentation, including completion of steps outlined in the attached monitoring agenda
- Letter to the agency that outlines the result of the monitoring visit, including any follow-up action required

Monitoring Policy for CDBG and HOME-funded Affordable Housing Projects

Housing staff is responsible for monitoring affordable housing compliance on an annual basis. Staff monitor federally-funded projects and update information on projects that were created through a comprehensive or special permitting process. Housing staff do not conduct on-site file reviews of projects monitored by MassHousing and DHCD. In these cases, housing staff contacts property managers to verify that an annual inspection was conducted and will request the results of the visit.

Each year, housing staff determines which development projects to monitor based on the results of a risk analysis. The analysis considers criteria such as past performance of the agency/project, experience level of staff administering the project, newness of the project, etc. At least 10 percent of all federally-funded housing development projects will be monitored each year. All HOME-assisted units are monitored on an annual basis irrespective of risk analysis results.

In general, the monitoring process includes the following steps:

- Perform risk analysis
- Develop monitoring schedule based on risk analysis results
- Send notification letter notifying owner that units will be monitored for CDBG/HOME compliance and compliance with sub-recipient agreement. The letter identifies the date and time of the monitoring visit and identifies specific items to be monitored i.e. income limit documentation, lease agreements, unit inspection results, performance goals, if applicable, etc.
- Complete on-site monitoring visit including completion of the following forms, as applicable: Lease Requirements Checklist, Housing Quality Standards inspection form, and CDBG or HOME Monitoring Form; **or**
- Complete desk top monitoring by scheduling a telephone conversation with the unit owner/property manager.
- Send letter to the owner outlining the result of the monitoring visit including any follow-up action required

A new fair housing initiative is being added to the monitoring and compliance procedures established by the Housing and Community Development division. Starting in January 2011 (third quarter of FY11), staff will begin using the “Civil Rights Program Access Checklist for Newton Housing Office Programs”, or other comparable checklists, if more appropriate, when monitoring affordable housing projects. The use of the “Civil Rights Program Access Checklist” will raise the threshold of compliance for all federally funded projects.

Monitoring Policy for First Time Homebuyer Program

Housing staff monitors the First Time Homebuyer Program, capitalized with Community Preservation Funds, on an annual basis to verify that each property is the homeowner’s principal residence. Staff

mails a letter to each homebuyer household asking them to sign and return a statement verifying that the property purchased with program funds remains their principal residence. If a homeowner fails to return the signed statement, housing staff follows up to determine if the homebuyer is still residing in the assisted unit.

WestMetro HOME Consortium Project Monitoring Policy

In order to ensure accountability, respond to community needs, and use HOME resources efficiently and effectively, the WestMetro HOME Consortium is committed to the following comprehensive monitoring plan.

Monitoring Objectives and Strategy

Overall monitoring objectives of the WestMetro HOME Consortium monitoring plan include:

- Identifying and tracking program and project results
- Identifying technical assistance needs of member communities, CHDOs and sub-recipient staff
- Ensuring timely expenditure of HOME funds
- Documenting compliance with program rules
- Preventing fraud and abuse
- Identifying innovative tools and techniques that support affordable housing goals

To ensure an appropriate level of staff effort, the Consortium's monitoring strategy involves a two-pronged approach: ongoing monitoring and on-site monitoring.

Ongoing Monitoring

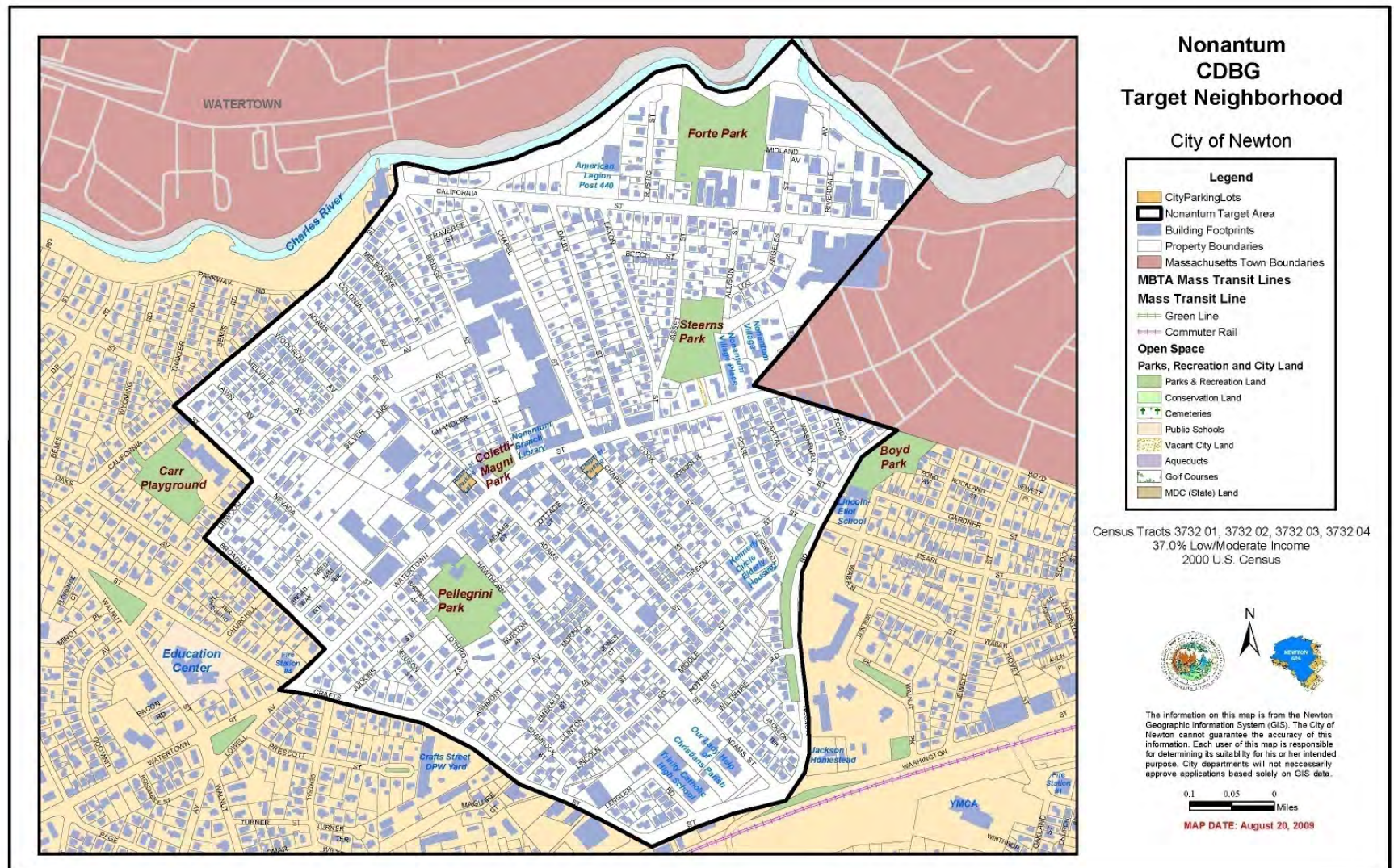
Ongoing monitoring occurs for all HOME-assisted activities each program year. Basic ongoing monitoring involves the review of activities to ensure regulatory compliance and track program performance. Particular attention is paid to the consistent use of the Consortium's Project and IDIS Setup and Completion forms, and Project and CHDO Records Checklists.

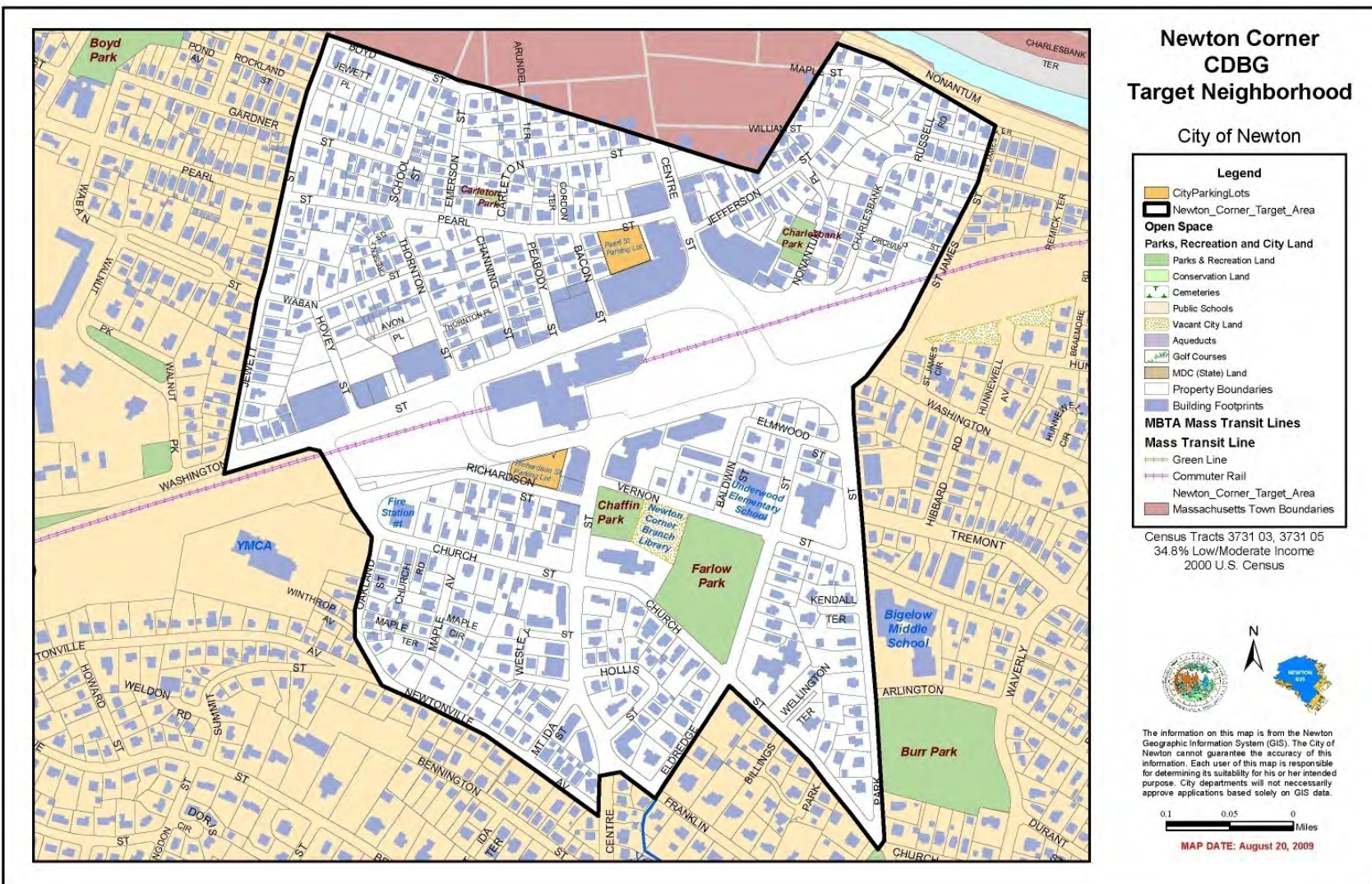
On-Site Monitoring

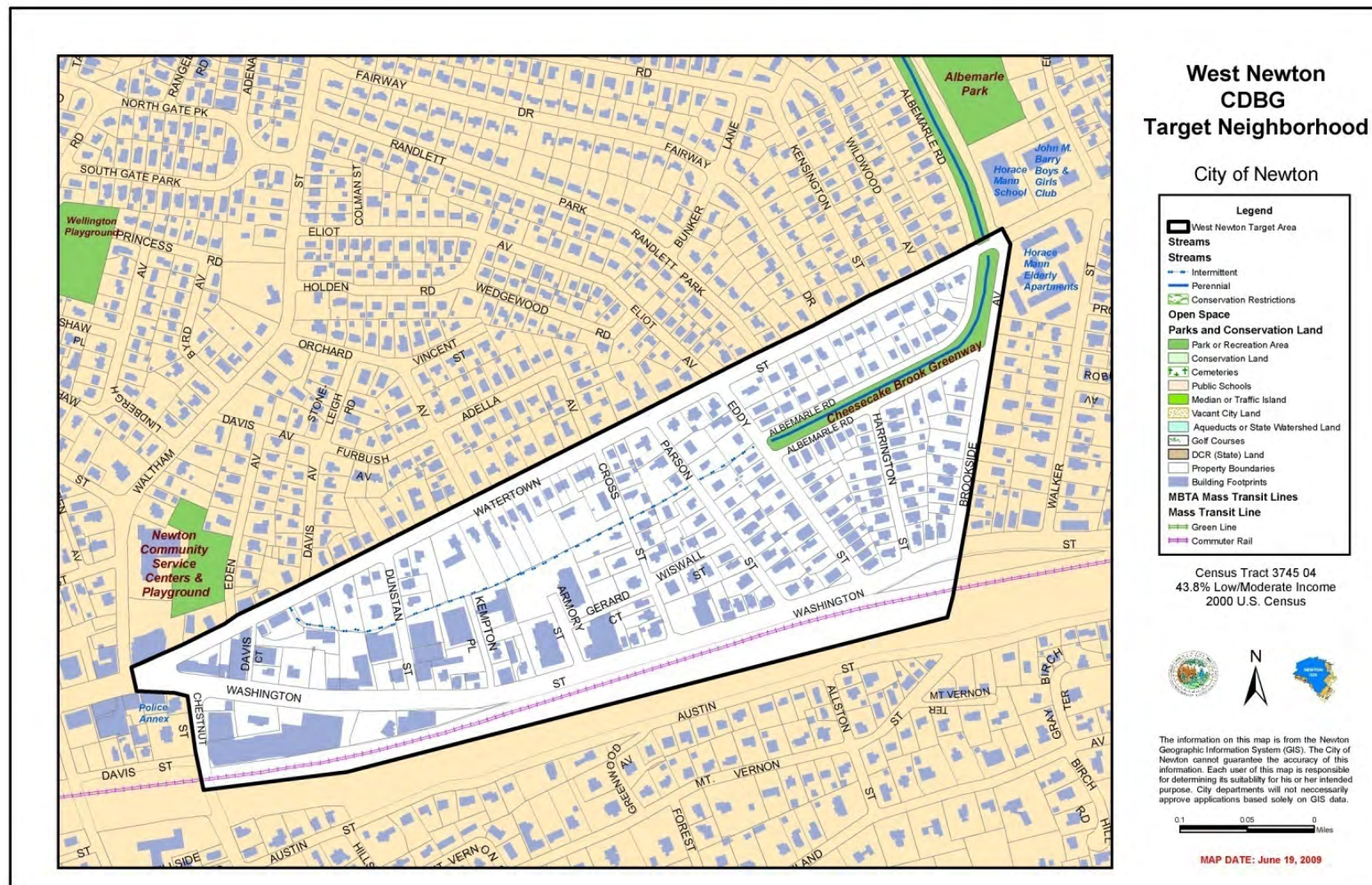
On-site monitoring seeks to closely examine whether performance or compliance problems exist and to identify the aspects of the program or project that are contributing to the adverse situation. A risk factor analysis is used to target certain HOME program areas or organizations for in-depth monitoring each year. Results of the monitoring are documented in the appropriate checklists and reviewed with staff of the city/town. Any findings are discussed and a course of action is developed to resolve the problem going forward.

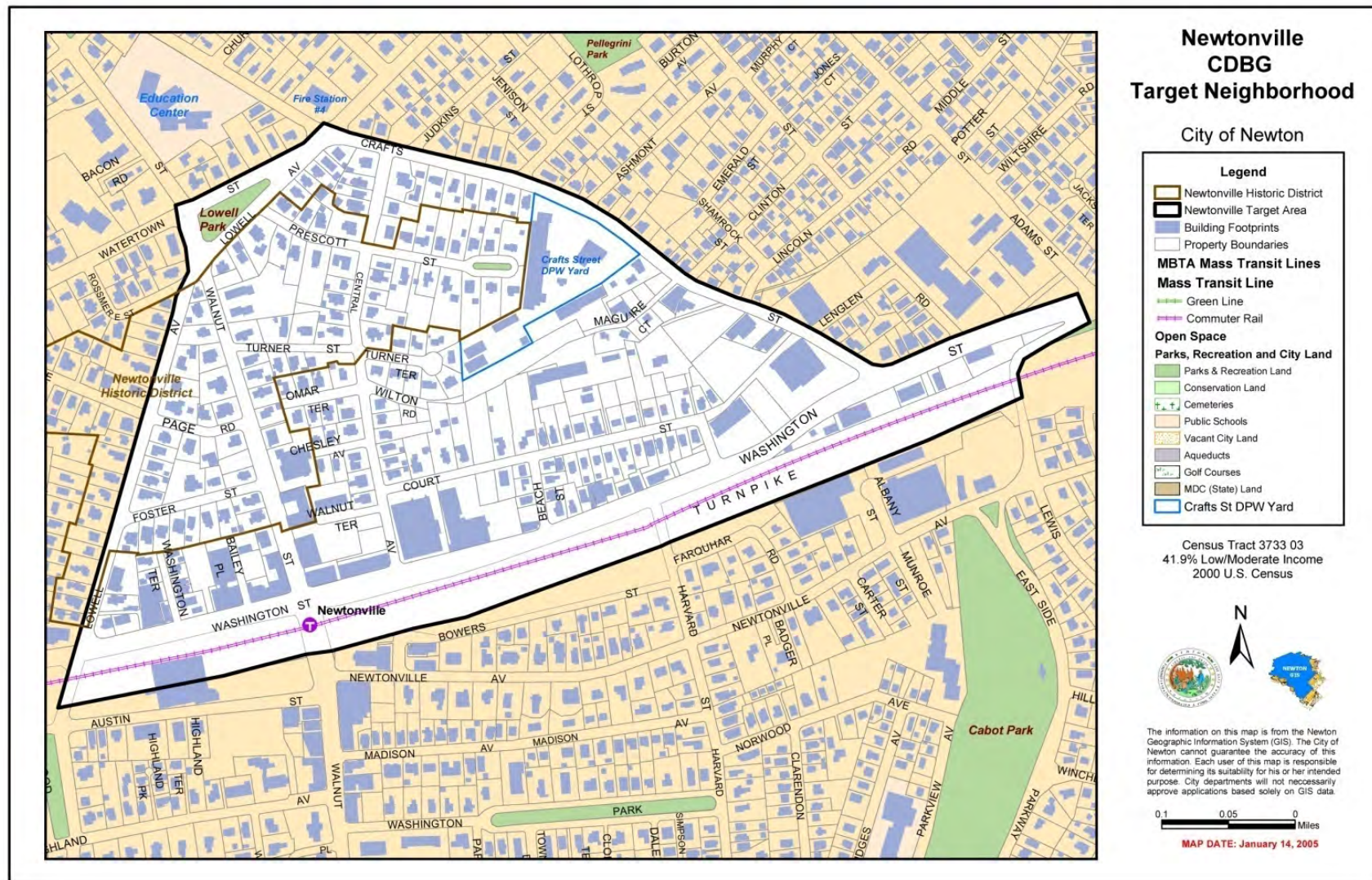
For the past two years, the Consortium has utilized the knowledge and expertise of FinePoint Associates, a private consulting firm, to conduct the on-site monitoring of the HOME Consortium member communities. FinePoint staff has several years of experience monitoring HOME-funded projects for the Massachusetts Department of Housing and Community Development.

APPENDIX A









APPENDIX B

<i>Project Name:</i>	Newton Housing Services and Administration		
<i>Description:</i>	Administrative support for all CDBG-funded affordable housing and rehabilitation programs.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	14H Rehabilitation Administration 570.202		
<i>Priority Need</i>	Planning Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing; Increase the quality of affordable rental housing; Improve access to affordable rental housing; Improve the quality of owner housing; Increase range of housing options and related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$315,970		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Housing Program Fund		
<i>Description:</i>	Funding pool for the acquisition, rehabilitation, or preservation of affordable housing. Funds will capitalize the Newton Housing Rehabilitation Program, One-to-Four-Unit Purchase Rehabilitation Program and site specific housing developments.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	14A Rehab; Single-Unit Residential 570.202 14D Rehab; Other Publicly-Owned Residential Buildings 570.202 14I Lead-Based/Lead Hazard Test/Abate 570.202		
<i>Priority Need</i>	Rental Housing; Homeownership (second priority)		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing; Improve access to affordable rental housing; Increase the quality of affordable rental housing; Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$691,862		
<i>Proposed Accomplishments:</i>	Number: estimated 15 units (Newton Housing Rehabilitation Program); 2 units of additional affordable housing	Type: Rental and Owner-Occupied Homeowner	

<i>Project Name:</i>	Newton Housing Rehabilitation Revolving Loan Fund		
<i>Description:</i>	CDBG funds from loan repayments to support housing rehabilitation project costs.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	08 Relocation 570.210 (i) 14A Rehab; Single-Unit Residential 570.202		
<i>Priority Need</i>	Owner-occupied housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the quality of affordable rental housing; Improve access to affordable rental housing; Improve the quality of owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	Program Income/CDBG		
<i>Amount:</i>	\$169,642		
<i>Proposed Accomplishments:</i>	Number: 5	Type: Housing units	

<i>Project Name:</i>	Accessible Curb Cuts		
<i>Description:</i>	Construction of accessible curb cuts city-wide.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03K Street Improvements 570.201 (c)		
<i>Priority Need</i>	Infrastructure		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$35,460		
<i>Proposed Accomplishments:</i>	Number: 8	Type: Curb Cuts	

<i>Project Name:</i>	Design for Newton Cultural Center Ramp		
<i>Description:</i>	Funds to complete a design for an accessible ramp at the Newton Cultural Center.		
<i>Address:</i>	225 Nevada Street Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03 Public Facilities and Improvements 570.201 (c)		
<i>Priority Need</i>	Public Facilities		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$6,760		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Public Facility	

<i>Project Name:</i>	City Hall Improvements		
<i>Description:</i>	Funds will be combined with \$3,575 in FY11 CDBG Access funds to purchase and install accessible door hardware for City Hall and create accessible seating in the Aldermanic Chambers		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03 Public Facilities and Improvements 570.201 (c)		
<i>Priority Need</i>	Public Facilities		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$3,960		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Public Facility	

<i>Project Name:</i>	KIDS CORPS, John M. Barry Boys & Girls Club of Newton		
<i>Description:</i>	The Kids Corp Program is an after school program at the Boys and Girls Club which includes; attendance check in, daily nutritional snack, preplanned activity schedule, monthly field trips, and quarterly family interactions.		
<i>Address:</i>	675 Watertown Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,450		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	SUMMER CAMP SCHOLARSHIPS John M. Barry Boys & Girls Club of Newton		
<i>Description:</i>	The Summer Camp Program offers children opportunities to explore their creative and athletic potential while cultivating friendships and sharing new experiences with peers. The CDBG grant helps the Club to provide scholarships for eligible families from Newton.		
<i>Address:</i>	675 Watertown Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$2,240		
<i>Proposed Accomplishments:</i>	Number: 30	Type: People	

<i>Project Name:</i>	TEEN PROGRAM SCHOLARSHIPS, John M. Barry Boys & Girls Club of Newton		
<i>Description:</i>	The CDBG grant provides scholarship assistance to teens (ages 12-18) from low to moderate income families from Newton to cover the cost of participation in Club teen programs including the Summer Leadership Program.		
<i>Address:</i>	675 Watertown Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,450		
<i>Proposed Accomplishments:</i>	Number: 30	Type: People	

<i>Project Name:</i>	TUITION ASSISTANCE PROGRAM, Bowen After School Program		
<i>Description:</i>	The Tuition Assistance Program provides school aged child care for low income working parents or parents otherwise unable to care for their children after school. Bowen After School Program accepts 10-15 children each year regardless of the family's ability to pay.		
<i>Address:</i>	280 Cypress Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$5,670		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	CARING CHOICES, Jewish Community Housing for the Elderly Services		
<i>Description:</i>	CaringChoices offers services to all low/moderate income seniors living in JCHE's two Newton elderly subsidized buildings. These services include care coordination; falls prevention education; wellness assessments and interventions; and subsidized in-home services.		
<i>Address:</i>	30 Wallingford Road, Brighton, MA 02135		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05A Senior Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$8,660		
<i>Proposed Accomplishments:</i>	Number: 100	Type: People	

<i>Project Name:</i>	CHILDREN'S PROGRAMS SCHOLARSHIPS, Charles River Center		
<i>Description:</i>	The CDBG grant provides scholarships to Newton children with moderate to severe developmental disabilities so that they may attend enjoyable recreational programs outside of school hours. These programs at Charles River give them opportunities to make friends, socialize, and develop/improve skills.		
<i>Address:</i>	59 East Militia Heights Road, Needham, MA 02494		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,365		
<i>Proposed Accomplishments:</i>	Number: 5	Type: People	

<i>Project Name:</i>	FAMILY CRISIS STABILIZATION, Riverside Community Care		
<i>Description:</i>	The Riverside Family Crisis Stabilization Team of Riverside Alternative Youth Services is a mobile, stabilization service for families and adolescents experiencing a crisis. Staff provide in-home support, linkage with resources, advocacy, and, when necessary, arrange for safe, stable living situations.		
<i>Address:</i>	255 Highland Avenue, Needham, MA 02494		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05D Youth Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,210		
<i>Proposed Accomplishments:</i>	Number: 115	Type: People	

<i>Project Name:</i>	JOB DEVELOPER/JOB COACH Barry L. Price Rehabilitation Center		
<i>Description:</i>	Individual clients at the Barry L. Price Center receive job training, employment and job coaching services.		
<i>Address:</i>	38 Border Street, West Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e); 05H Employment Training 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons.		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$15,390		
<i>Proposed Accomplishments:</i>	Number: 17	Type: People	

<i>Project Name:</i>	MENTAL HEALTH AND SUBSTANCE ABUSE RECOVERY, Riverside Community Care		
<i>Description:</i>	With support from the CDBG grant, Riverside Outpatient Center at Newton provides mental health and substance abuse recovery services to low and moderate income children, adolescents, parents, families and adults in Newton who are underinsured.		
<i>Address:</i>	64 Eldredge Street, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05F Substance Abuse Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$17,420		
<i>Proposed Accomplishments:</i>	Number: 160	Type: People	

<i>Project Name:</i>	MENTAL HEALTH INTERVENTION FOR THE ELDERLY, Newton Department of Health and Human Services		
<i>Description:</i>	Mental health nurses are funded by CDBG to provide in-home counseling to Newton residents who exhibit a variety of mental health needs.		
<i>Address:</i>	1294 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05O Mental Health Services 570.201 (e); 05A 05A Senior Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$29,000		
<i>Proposed Accomplishments:</i>	Number: 55	Type: People	

<i>Project Name:</i>	MUSIC THERAPY, Charles River Center		
<i>Description:</i>	All clients of Charles River Therapeutic Day Services (105 individuals) participate in music therapy. These activities are beneficial as a means of expression and communication, especially for those who are non-verbal.		
<i>Address:</i>	59 East Militia Heights Road, Needham, MA 02492		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$3,010		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	CHILD CARE FUND SCHOLARSHIPS, Newton Child Care Commission and Fund		
<i>Description:</i>	The Newton Child Care Fund, Inc., the non-profit action arm of the Newton Child Care Commission, annually sponsors a child care scholarship lottery to assist low to moderate income, working families in the City of Newton, with early care and education expenses. CDBG grants provide funding to at least 14 low income families each year.		
<i>Address:</i>	Newton Cultural Center, 225 Nevada Street, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$11,350		
<i>Proposed Accomplishments:</i>	Number: 90	Type: People	

<i>Project Name:</i>	RESIDENT SERVICES PROGRAM, Newton Community Development Foundation		
<i>Description:</i>	NCDF Resident Services are an essential aspect of the organization's affordable housing communities. Seniors receive educational, cultural, and socialization services/support needed for independent living. Youth programs encourage learning, build confidence and address developmental issues.		
<i>Address:</i>	425 Watertown Street, Suite 205, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05A Senior Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$15,800		
<i>Proposed Accomplishments:</i>	Number: 100	Type: People	

<i>Project Name:</i>	CHILD CARE SCHOLARSHIPS, Newton Community Service Center		
<i>Description:</i>	NCSC's Early Education and Care provides a developmentally focused environment for children from infancy to school age for a diverse group of Newton families. Scholarships funded by CDBG allow youngsters to thrive in supportive surroundings while parents of low to moderate income pursue educational and career goals.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$15,400		
<i>Proposed Accomplishments:</i>	Number: 40	Type: People	

<i>Project Name:</i>	HIGHER GROUND, Newton Community Service Center		
<i>Description:</i>	Higher Ground is an outdoor experiential/overnight camping program that offers at-risk teens, especially those referred by the Massachusetts Department of Children and Families, an opportunity to build self-esteem and life skills through a structured curriculum of goal-oriented, group participation, leadership training, self-discovery exercises, physical labor, healthy recreation, and community-building.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05D Youth Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,285		
<i>Proposed Accomplishments:</i>	Number: 15	Type: People	

<i>Project Name:</i>	MENTOR CONNECTION, Newton Community Service Center		
<i>Description:</i>	Mentor Connection creates, monitors, and supports one-to-one mentoring/friendship relationships between at-risk teenagers from low/moderate income families and caring, responsible adults. The program also supports a group mentoring program to promote positive group interactions and social responsibility.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05D Youth Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$3,400		
<i>Proposed Accomplishments:</i>	Number: 35	Type: People	

<i>Project Name:</i>	PARENT CHILD HOME PROGRAM, Newton Community Service Center		
<i>Description:</i>	The Parent Child Home Program is research-based early childhood literacy and parenting support program that strengthens low-income and culturally diverse families and prepares children to succeed socially, emotionally and academically. The Parent Child Home Program promotes quality parent-child interactions to: increase language/literacy skills, enhance social-emotional development, and strengthen parent-child relationships.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,050		
<i>Proposed Accomplishments:</i>	Number: 90	Type: People	

<i>Project Name:</i>	THE PARENTS PROGRAM, Newton Community Service Center		
<i>Description:</i>	The Parents Program provides mental health and case management supports to children, youth, and their families; connecting them with a continuum of services that promotes healthy development, strengthens positive and nurturing parent-child relationships, strengthens parenting skills, and promotes self-sufficiency. Mental Health consultation in the Early Education and Child Care Programs further expands the impact of the program.		
<i>Address:</i>	492 Waltham Street		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05 Public Services (General) 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$21,310		
<i>Proposed Accomplishments:</i>	Number: 60	Type: People	

<i>Project Name:</i>	TEEN CENTERS, Newton Community Service Center		
<i>Description:</i>	NCSC's Teen REACH (Responsible, Empowered Adolescents Creating Hope) teen centers and drop-in programs offer adolescents safe, supervised, and dynamic places go five afternoons/evenings each week; to hang-out, to engage in innovative programs/activities, and to connect with peers and trusted adults.		
<i>Address:</i>	492 Waltham Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05D Youth Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$25,110		
<i>Proposed Accomplishments:</i>	Number: 250	Type: People	

<i>Project Name:</i>	RESIDENT SERVICES COORDINATOR, Newton Housing Authority		
<i>Description:</i>	CDBG funding supports the Resident Services Coordinator who provides social, recreational and referral services to over 450 tenants of the Newton Housing Authority.		
<i>Address:</i>	82 Lincoln Street, Newton, MA 02461		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05 Public Services (General) 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$12,500		
<i>Proposed Accomplishments:</i>	Number: 300	Type: People	

<i>Project Name:</i>	CLINICAL SERVICES AND SUPPORTS, NWW Committee for Community Living		
<i>Description:</i>	Clinical Services and Supports enable NWW to support and empower individuals with developmental disabilities, families, volunteers and staff by providing short-term direct service, support groups and on-going training and consultation.		
<i>Address:</i>	1301 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$5,270		
<i>Proposed Accomplishments:</i>	Number: 20	Type: People	

<i>Project Name:</i>	COMMUNITY ACCESS, NWW Committee for Community Living		
<i>Description:</i>	This program assists adults with developmental disabilities to experience more of the benefits of community living through beneficial social relationships with non-disabled peers. They also experience access to community resources in Newton and the Boston area.		
<i>Address:</i>	1301 Centre Street, Newton Centre, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,530		
<i>Proposed Accomplishments:</i>	Number: 45	Type: People	

<i>Project Name:</i>	WEDNESDAY NIGHT DROP-IN, NWW Committee For Community Living		
<i>Description:</i>	The Wednesday Night Drop-In Program provides adults with developmental disabilities opportunities with friends, in an integrated, safe and accepting environment. Additional components of Drop-In include respite care for families, a supervised volunteer program, and employment of four individuals with developmental disabilities.		
<i>Address:</i>	1301 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,940		
<i>Proposed Accomplishments:</i>	Number: 85	Type: People	

<i>Project Name:</i>	SUMMER CAMP SCHOLARSHIPS, Department of Parks and Recreation		
<i>Description:</i>	The Newton Parks and Recreation department offers over 14 different summer camps for children. The CDBG grant allows many children from low income families in Newton to participate. The department raises money yearly to help off-set the costs of camp for those in need.		
<i>Address:</i>	70 Crescent Street, Newton, MA 02466		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$2,250		
<i>Proposed Accomplishments:</i>	Number: 35	Type: People	

<i>Project Name:</i>	EXTENDED DAY PROGRAM SCHOLARSHIPS, Peirce Extended Day Program		
<i>Description:</i>	With the CDBG grant, the Peirce EDP Scholarship Program is able to provide financial assistance to low and moderate income families at the Peirce School in need of child care. As the need for assistance has grown steadily over the years, so has the Program's commitment to these families.		
<i>Address:</i>	170 Temple Street, Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,940		
<i>Proposed Accomplishments:</i>	Number: 35	Type: People	

<i>Project Name:</i>	PERSON CENTERED PLANNING, Barry L. Price Rehabilitation Center		
<i>Description:</i>	The Person Centered Planning project provides innovative services to Newton individuals, ages 14 to 22 with developmental disabilities, and to their families to prepare them for future living during their adult lives. An afternoon program called ASCENT provides practical experiences in skill development, appropriate behavior, and socialization.		
<i>Address:</i>	38 Border Street, West Newton, MA 02465		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05B Handicapped Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$2,910		
<i>Proposed Accomplishments:</i>	Number: 30	Type: People	

<i>Project Name:</i>	TUITION ASSISTANCE PROGRAM, Plowshares Education Development Center		
<i>Description:</i>	The CDBG funding assists low and moderate income families living in Newton with tuition assistance for childcare, education, social services and enrichment in any of Plowshares' three before and after school programs located throughout Newton.		
<i>Address:</i>	457 Walnut Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05L Child Care Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$11,350		
<i>Proposed Accomplishments:</i>	Number: 40	Type: People	

<i>Project Name:</i>	INDIVIDUAL SUPPORT AND ADVOCACY, REACH Beyond Domestic Violence		
<i>Description:</i>	REACH provides individual and group services to survivors of domestic violence. CDBG funds support the hotline, support groups, legal advocacy, and individual advocacy services to residents of the City of Newton.		
<i>Address:</i>	P.O. Box 540024, Waltham, MA 02454		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05G Battered and Abused Spouses 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$3,760		
<i>Proposed Accomplishments:</i>	Number: 260	Type: People	

<i>Project Name:</i>	SENIOR CENTER PROGRAM COORDINATOR, Department of Senior Services		
<i>Description:</i>	The Newton Department of Senior Services' Program Coordinator develops and promotes educational, cultural, and socialization services to active seniors and oversees the 200 volunteers involved in the center.		
<i>Address:</i>	345 Walnut Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05A Senior Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$17,420		
<i>Proposed Accomplishments:</i>	Number: 2500	Type: People	

<i>Project Name:</i>	SOCIAL SERVICES PROGRAM, Department of Senior Services		
<i>Description:</i>	The CDBG grant funds the Clinical Social Worker and the Senior Outreach Worker. These positions provide mental health services, case management and assistance in obtaining entitlements and social service support.		
<i>Address:</i>	345 Walnut Street, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05A Senior Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$24,300		
<i>Proposed Accomplishments:</i>	Number: 210	Type: People	

<i>Project Name:</i>	CASE MANAGER, The Second Step		
<i>Description:</i>	The Case Manager is an integral part of The Second Step program that helps survivors of domestic violence find affordable housing and learn skills so they can move beyond cash benefits. The CDBG grant subsidizes the case manager's salary.		
<i>Address:</i>	P.O. Box 600213, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05G Battered and Abused Spouses 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$13,280		
<i>Proposed Accomplishments:</i>	Number: 35	Type: People	

<i>Project Name:</i>	VISUALLY IMPAIRED ELDERS, Carroll Center for the Blind		
<i>Description:</i>	The Project provides In-Home Vision Rehabilitation (functional vision and safety assessments and vision rehabilitation training) telephone support and adaptive equipment for visually impaired Newton elders.		
<i>Address:</i>	770 Centre Street, Newton, MA 02458		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05A Senior Services 570.201 (e); 05B Handicapped Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$2,630		
<i>Proposed Accomplishments:</i>	Number: 20	Type: People	

<i>Project Name:</i>	YOUTH OUTREACH PROGRAM, Department of Health and Human Services		
<i>Description:</i>	The Newton Youth Outreach Program is provided, through a sub-contract, by Riverside Community Care. Master-level clinicians provide a range of mental health services to clients including school-based or community-based outreach, assessment, case management, and individual, group and family counseling. The CDBG grant subsidizes services to Newton adolescents from low and moderate income families.		
<i>Address:</i>	1294 Centre Street, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	05D Youth Services 570.201 (e)		
<i>Priority Need</i>	Public Services		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$14,350		
<i>Proposed Accomplishments:</i>	Number: 160	Type: People	

<i>Project Name:</i>	ADOLESCENT HOMELESSNESS PREVENTION Riverside Community Care		
<i>Description:</i>	The Adolescent Homelessness Prevention Program of Riverside Alternative Youth Services is a mobile, crisis stabilization service for families with an adolescent at risk for out of home placement or homelessness. Staff provide in-home support, linkage with resources, advocacy for services and, when necessary, arrange for safe, stable out of home living situations.		
<i>Address:</i>	255 Highland Avenue, Needham, MA 02494		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$10,500		
<i>Proposed Accomplishments:</i>	Number: 65	Type: People	

<i>Project Name:</i>	BRISTOL LODGE HOMELESS SHELTERS Middlesex Human Service Agency		
<i>Description:</i>	The Bristol Lodge Men's & Women's Shelters provide emergency shelter to homeless individuals. Shelter services are provided 365 days a year at two separate locations in Waltham. The men's shelter serves 45 adult males and the women's shelter serves 12 adult women. Both facilities are continuously full and often operate above capacity.		
<i>Address:</i>	50 Prospect Street, Waltham, MA 02453		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$12,010		
<i>Proposed Accomplishments:</i>	Number: 250	Type: People	

<i>Project Name:</i>	BRISTOL LODGE SOUP KITCHEN Middlesex Human Service Agency		
<i>Description:</i>	The Bristol Lodge Soup Kitchen serves hot, nutritious meals 365 days a year which are prepared and served by volunteers. It serves more than 20,000 meals a year. The kitchen provides a safe, friendly place to have a meal and get social interaction.		
<i>Address:</i>	50 Prospect Street, Waltham, MA 02453		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$12,010		
<i>Proposed Accomplishments:</i>	Number: 350	Type: People	

<i>Project Name:</i>	EMERGENCY ASSISTANCE FOR RENT AND UTILITIES The Horace Cousens Industrial Fund		
<i>Description:</i>	The Cousens Fund pays delinquent rent or utility bills for Newton residents who are in financial trouble. This financial assistance helps the clients avoid an eviction notice and/or a utility shut-off. Applicants also receive counseling in organizing their financial responsibilities.		
<i>Address:</i>	Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$16,760		
<i>Proposed Accomplishments:</i>	Number: 120	type: People	

<i>Project Name:</i>	NEWTON HOUSING MEDIATION PROJECT Metropolitan Mediation Service of the Brookline Community Mental Health Center		
<i>Description:</i>	MMS works to prevent homelessness by providing landlord/tenant eviction mediation in the Newton Court and by working with the Newton Housing Authority and other major Newton landlords to help maintain tenants who are having disputes related to their current housing.		
<i>Address:</i>	41 Garrison Road, Brookline, MA 02445		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$2,489		
<i>Proposed Accomplishments:</i>	Number: 40	Type: People	

<i>Project Name:</i>	EMERGENCY SHELTER REACH Beyond Domestic Violence		
<i>Description:</i>	REACH provides a confidential emergency shelter for survivors of domestic abuse. The shelter staff is trained and experienced in delivering trauma-informed services for survivors and children who live in the shelter.		
<i>Address:</i>	P.O. Box 540024, Waltham, MA 02454		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$17,970		
<i>Proposed Accomplishments:</i>	Number: 40	Number: People	

<i>Project Name:</i>	TRANSITIONAL RESIDENCE The Second Step		
<i>Description:</i>	The program objectives of the residence for low income survivors of domestic violence include helping families to connect with necessary resources, acquire skills to maximize income, secure affordable housing, and increase parenting capacity.		
<i>Address:</i>	P.O. Box 600213, Newton, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03T Operating Costs of Homeless/AIDS Patients Programs 570.201 (c)		
<i>Priority Need</i>	Homelessness		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve services for low/mod income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	ESG		
<i>Amount:</i>	\$27,860		
<i>Proposed Accomplishments:</i>	Number: 20	Type: People	

<i>Project Name:</i>	Microenterprise Loan Pool		
<i>Description:</i>	Loans for low- and moderate-income business owners to start, continue or expand a Newton microenterprise or for the creation of jobs for low- and moderate-income persons. (Loans funded through repayment of prior loans.)		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	06/30/2012		
<i>HUD Matrix Code:</i>	18C Micro-Enterprise Assistance		
<i>Priority Need</i>	Economic Development		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input checked="" type="checkbox"/>
<i>Specific Objective</i>	Improve economic opportunities for low-income persons		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	Other		
<i>Amount:</i>	\$10,500		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Businesses	

<i>Project Name:</i>	Family Day Care Grant Program		
<i>Description:</i>	In partnership with Newton Community Service Center, this program offers small grants to help low- and moderate-income persons start, continue, or grow a family day care in Newton. (Funded through the economic development revolving loan fund.)		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	06/30/2012		
<i>HUD Matrix Code:</i>	18C Micro-Enterprise Assistance		
<i>Priority Need</i>	Economic Development		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input checked="" type="checkbox"/>
<i>Specific Objective</i>	Improve economic opportunities for low-income persons		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	Other		
<i>Amount:</i>	\$7,500		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Businesses	

<i>Project Name:</i>	Cheesecake Brook Greenway Area Improvements		
<i>Description:</i>	Continue to implement components of the Cheesecake Brook master plan, particularly replacement of the fencing in the remaining sections of the Greenway.		
<i>Address:</i>	Albemarle Road, MA 02460		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03F Parks, Recreational Facilities 570.201 (c)		
<i>Priority Need</i>	Public Facilities		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$41,240		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Public Facilities	

<i>Project Name:</i>	Washington Street Corridor Improvements		
<i>Description:</i>	Improve the accessibility and pedestrian experience along a section of Washington Street that abuts the Massachusetts Turnpike by softening and "greening" it.		
<i>Address:</i>	Washington Street, West Newton, MA 02465		
<i>Expected Completion:</i>	12/31/2012		
<i>HUD Matrix Code:</i>	03N Tree Plantings 570.201 (c)		
<i>Priority Need</i>	Public Facilities		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$99,800		
<i>Proposed Accomplishments:</i>	Number: 12	Type: Public Facilities	

<i>Project Name:</i>	Engineering and Design Support		
<i>Description:</i>	Funds for design and engineering services needed to implement CDBG target neighborhood and architectural access improvement projects.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	03 Public Facilities and Improvements (General) 570.201 (c)		
<i>Priority Need</i>	Public Facilities		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality/increase quantity of public improvements for lower income persons		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$12,375		
<i>Proposed Accomplishments:</i>	Number: 1	Type: NA	

<i>Project Name:</i>	Program Administration		
<i>Description:</i>	Funds for the overall management of Newton's CDBG program.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21A General Program Administration 570.206		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>			
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$441,398		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Citizen Participation		
<i>Description:</i>	Funds for activities to enhance citizen participation.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21C Public Information		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>			
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$4,124		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Contingencies		
<i>Description:</i>	Funds for unanticipated project costs and/or under-budgeted projects.		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA 02459		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21A General Program Administration 570.206		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>			
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	CDBG		
<i>Amount:</i>	\$8,660		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Bedford HOME Administration		
<i>Description:</i>	Administration of Bedford's HOME program.		
<i>Address:</i>	10 Mudge Way Bedford, MA 01730		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental and homeowner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$1,333		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Bedford Affordable Housing Development Pool		
<i>Description:</i>	Funding pool for the creation of affordable housing.		
<i>Address:</i>	City-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Owner occupied housing; rental housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing; Increase the supply of affordable homeownership housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$17,129		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Belmont Funding Pool for the Creation of Affordable Housing		
<i>Description:</i>	Creation of affordable housing		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2013		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Rental Housing and Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental and homeowner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/> X	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$93,557		
<i>Proposed Accomplishments:</i>	Number: Unknown	Type: Housing Units	

<i>Project Name:</i>	Belmont HOME Administration		
<i>Description:</i>	Administration of Belmont's HOME program.		
<i>Address:</i>	Community Development, 19 Moore Street, Belmont, MA 02478		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental and homeowner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$7,277		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Brookline HOME Administration		
<i>Description:</i>	Funds to support staff time to administer HOME-funded projects and programs		
<i>Address:</i>	Dept. of Planning and Community Development, 333 Washington Street, Brookline, MA 02445		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental and homeowner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$31,614		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Brookline Affordable Housing Development Pool		
<i>Description:</i>	Brookline will use HOME funds to subsidize either a new project developed by the Brookline Housing Authority containing 32 units of affordable rental housing and/or a mixed-income development on Town-owned property which will contain a total of 24 affordable units, 5 of which will be supported by HOME.		
<i>Address:</i>	Brookline		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	12 Construction of Housing 92.205 (a)(1)		
<i>Priority Need</i>	Rental and Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve Availability of Affordable Owner Housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$397,428		
<i>Proposed Accomplishments:</i>	Number: 5	Type: Housing Units	

<i>Project Name:</i>	Brookline CHDO Operations		
<i>Description:</i>	Funding to support the operations of the Brookline Improvement Coalition, Brookline's CHDO		
<i>Address:</i>	Townwide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	19B HOME CHDO Operating Costs (not part of 5% Admin. Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing, improve availability of affordable rental housing, improve availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$22,581		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Concord Down Payment Assistance and Initial Occupancy Small Loan Program		
<i>Description:</i>	Funds to provide small loans for closing costs, down payment assistance, and rehabilitation work related to initial occupancy for households below 80% AMI. Rehabilitation work may include correcting structural problems and lead paint abatement.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	13 Direct Homeownership Assistance		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$9,958		
<i>Proposed Accomplishments:</i>	Number:1	Type: Housing Units	

<i>Project Name:</i>	Concord Small Loan and Rehabilitation Program		
<i>Description:</i>	Provide small loans for rehabilitation work for owner occupied units with households below 80% AMI. The program will target elderly home owners.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	14A Rehab; Single Unit Residential		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve the quality of owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$9,958		
<i>Proposed Accomplishments:</i>	Number:1	Type: Housing Unit	

<i>Project Name:</i>	Framingham HOME Administration		
<i>Description:</i>	To administer the HOME Program effectively and equitably and to ensure that all members of the community can participate in or benefit from program activities.		
<i>Address:</i>	150 Concord St., Rm B-3, Framingham, MA 01702		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve housing affordability; improve access to decent affordable housing; improve access to affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$26,343		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Framingham Housing Rehabilitation Assistance		
<i>Description:</i>	Funding to undertake moderate rehabilitation (code and code related repairs and improvements) of owner occupied housing through grants and/or low interest loans.		
<i>Address:</i>	Townwide		
<i>Expected Completion:</i>	6/30/12		
<i>HUD Matrix Code:</i>	14A Rehab; Single Unit Residential		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve quality of owner housing; improve the quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$141,298		
<i>Proposed Accomplishments:</i>	Number: 5	Type: Housing Units	

<i>Project Name:</i>	Framingham CHDO Operating Expenses		
<i>Description:</i>	Technical and operating assistance provided to facilitate collaborations with Community Housing Development Organizations (CHDOs) to develop affordable owner or renter housing.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/12		
<i>HUD Matrix Code:</i>	21I HOME CHDO Operating Expenses (subject to 5% Admin Cap)		
<i>Priority Need</i>	Rental housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve housing affordability; improve access to decent affordable housing; improve access to affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME. Private financing		
<i>Amount:</i>	\$18,588		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Framingham CHDO Set-Aside		
<i>Description:</i>	Collaborations with Community Housing Development Organizations (CHDOs) to develop affordable owner or renter housing.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	01 Acquisition of Real Property 92.205(a)(1)		
<i>Priority Need</i>	Improve housing affordability; improve access to decent affordable housing; improve access to affordable rental housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the availability of affordable owner housing and/or Increase the supply of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME. Private financing		
<i>Amount:</i>	\$54,879		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Framingham Homebuyer Assistance Program		
<i>Description:</i>	Buydowns, down-payment and closing costs assistance, with recapture provisions upon resale.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	13 Direct Homeownership Assistance		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME. Private financing		
<i>Amount:</i>	\$23,335		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Units	

<i>Project Name:</i>	Framingham - Memorial House Renovation		
<i>Description:</i>	Renovations on Memorial House, a supportive housing program owned by the Framingham Housing Authority, which includes 60 units		
<i>Address:</i>	317 Hollis Street Framingham, MA		
<i>Expected Completion:</i>	6/30/2013		
<i>HUD Matrix Code:</i>	14B Rehab; Multi-Unit Residential		
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$100,584		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Units	

<i>Project Name:</i>	Lexington Administration Funds		
<i>Description:</i>	Administration of Lexington's HOME program		
<i>Address:</i>	1625 Massachusetts Avenue Lexington, MA 02420		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing, increase the supply of renter and homeowner housing, increase the supply and improve the quality of affordable renter housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$4,022		
<i>Proposed Accomplishments:</i>	Number:1	Type: Organization	

<i>Project Name:</i>	Lexington Affordable Housing Development Pool		
<i>Description:</i>	Funding pool for the creation of affordable housing		
<i>Address:</i>	Townwide		
<i>Expected Completion:</i>	6/30/12		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Rental Housing; Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing, increase the supply of renter and homeowner housing, increase the supply and improve the quality of affordable renter housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME (leveraged with CPA)		
<i>Amount:</i>	\$51,704		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Unit	

<i>Project Name:</i>	Lincoln HOME Administration		
<i>Description:</i>	Administration of Lexington's HOME program		
<i>Address:</i>	16 Lincoln Road Lincoln, MA 01773		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing, improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$615		
<i>Proposed Accomplishments:</i>	Number:1	Type: Organization	

<i>Project Name:</i>	Lincoln Affordable Housing Development Pool		
<i>Description:</i>	Funding pool for the creation of affordable housing.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/11		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing, improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$7,906		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Natick HOME Administration		
<i>Description:</i>	Funds for the administration of Natick's HOME program.		
<i>Address:</i>	13 East Central Street Natick, MA 01760		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$5,761		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Natick Down Payment Assistance Program		
<i>Description:</i>	The Down Payment Assistance Program creates permanently affordable homeownership opportunities by providing downpayment assistance to buyers of affordable condominiums, townhouses and single family homes in Natick that are on or will be included in the Massachusetts Subsidized Housing Inventory.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	13 Direct Homeownership Assistance		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$72,329		
<i>Proposed Accomplishments:</i>	Number: 5	Type: Housing Units	

<i>Project Name:</i>	Natick – 6 Plain Street		
<i>Description:</i>	Funds for the rehabilitation of a 2-unit affordable development		
<i>Address:</i>	6 Plain Street Natick, MA		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	14B Rehab; Multi-Unit Residential		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$40,685		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Needham HOME Administration		
<i>Description:</i>	Administration of Needham's HOME program		
<i>Address:</i>	171 Highland Avenue Needham, MA 02492		
<i>Expected Completion:</i>	6/30/12		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing, Increase range of housing options & related services for person w/special needs, Increase the availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$4,304		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Needham Foreclosure Purchase and Redevelopment		
<i>Description:</i>	Funds to acquire and redevelop foreclosure properties in the town.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	01 Acquisition of Real Property		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$ 55,344		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Housing Unit	

<i>Project Name:</i>	Newton HOME Administration		
<i>Description:</i>	Administration of Newton's HOME program		
<i>Address:</i>	1000 Commonwealth Avenue Newton, MA		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Decent Housing <input checked="" type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing Increase the quality of affordable rental housing Improve access to affordable rental housing Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$16,398		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Newton Affordable Housing Development Pool		
<i>Description:</i>	Funding pool for the creation of affordable housing.		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>			
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing; Increase the quality of affordable rental housing; Improve access to affordable rental housing Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$199,120		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Newton CHDO Operating Expenses		
<i>Description:</i>	Operating funds for Newton's CHDO to assist in the development of affordable housing in Newton		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21I HOME CHDO Operating Expenses (subject to 5% Admin Cap)		
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input checked="" type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing Increase the quality of affordable rental housing Improve access to affordable rental housing Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input checked="" type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$11,713		
<i>Proposed Accomplishments:</i>	Number: 2	Type: Housing Units	

<i>Project Name:</i>	Sudbury HOME Administration		
<i>Description:</i>	Funds for the administration of Sudbury's HOME program		
<i>Address:</i>	278 Old Sudbury Road Sudbury MA 01776		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	19A HOME Admin/Planning Cost of PJ (not part of 5% Admin. Cap)		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living <input type="checkbox"/> Environment	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$1,642		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	The Coolidge at Sudbury		
<i>Description:</i>	Funding to assist the Coolidge at Sudbury, a rental housing project		
<i>Address:</i>	278 Old Sudbury Road Sudbury MA 01776		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	12 Construction of Housing		
<i>Priority Need</i>	Rental Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the availability of rental housing		
<i>Outcome:</i>	Availability/Accessibility <input checked="" type="checkbox"/>	Affordability <input type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$21,109		

<i>Project Name:</i>	City of Waltham HOME Administration		
<i>Description:</i>	Funding for HOME program housing specialist salary costs.		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing; Increase the availability of affordable owner housing; Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$25,519		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	City of Waltham CHDO Operations		
<i>Description:</i>	HOME Funding for CHDO employee salary costs		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21I HOME CHDO OPERATING EXPENSES (subject to 5% cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase access to decent, affordable housing.		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$18,228		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	City of Waltham CHDO Set-Aside		
<i>Description:</i>	Funding for community housing development organization affordable housing acquisition projects		
<i>Address:</i>	119 School Street, Waltham MA		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	01 Acquisition of real property		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing; Increase the availability of affordable owner housing; Increase range of housing options & related services for persons with special needs		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME Program		
<i>Amount:</i>	\$54,685		
<i>Proposed Accomplishments:</i>	Number: 6	Type: Housing Units	

<i>Project Name:</i>	Waltham Down Payment Assistance Program		
<i>Description:</i>	Down payment and closing cost assistance		
<i>Address:</i>	Town-wide		
<i>Expected Completion:</i>	6/30/12		
<i>HUD Matrix Code:</i>	13 Direct Homeownership Assistance 92.205(a)(1)		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the availability of affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$255,196		
<i>Proposed Accomplishments:</i>	Number: 5	Type: Housing Units	

<i>Project Name:</i>	Watertown HOME Administration		
<i>Description:</i>	Funds for the administration of the Watertown HOME program		
<i>Address:</i>	149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21H HOME Admin/Planning Costs of PJ (subject to 5% Admin Cap)		
<i>Priority Need</i>	Planning/Administration		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$14,451		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Watertown CHDO Operating Expenses		
<i>Description:</i>	Operating funds for Watertown's CHDO to assist in the development of affordable housing in the town		
<i>Address:</i>	63 Mount Auburn Street, Watertown, MA 02472		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	21I HOME funding of CHDO operating costs		
<i>Priority Need</i>	Rental housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Increase the supply of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$10,322		
<i>Proposed Accomplishments:</i>	Number: 1	Type: Organization	

<i>Project Name:</i>	Watertown Housing Rehabilitation		
<i>Description:</i>	Funds for moderate rehabilitation and energy efficiency improvements of affordable housing.		
<i>Address:</i>	149 Main Street, Watertown, MA 02453		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	14A Rehab; Single Unit Residential		
<i>Priority Need</i>	Rental Housing Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input checked="" type="checkbox"/>	Suitable Living Environment <input type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve the quality of owner housing Increase the quality of affordable rental housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$136,282		
<i>Proposed Accomplishments:</i>	Number: 3	Type: Housing Units	

<i>Project Name:</i>	Wayland Habitat for Humanity Stonebridge Road Project		
<i>Description:</i>	Design and build four, 3-bedroom units of affordable housing for families earning ≤80% AMI		
<i>Address:</i>	Wayland Planning Office 41 Cochituate Road Wayland, MA 01778		
<i>Expected Completion:</i>	6/30/2012		
<i>HUD Matrix Code:</i>	12 Construction of Housing		
<i>Priority Need</i>	Owner Occupied Housing		
<i>Objective:</i>	Decent Housing <input type="checkbox"/>	Suitable Living Environment <input checked="" type="checkbox"/>	Economic Opportunity <input type="checkbox"/>
<i>Specific Objective</i>	Improve access to affordable owner housing		
<i>Outcome:</i>	Availability/Accessibility <input type="checkbox"/>	Affordability <input checked="" type="checkbox"/>	Sustainability <input type="checkbox"/>
<i>Funding Source:</i>	HOME		
<i>Amount:</i>	\$18,030		
<i>Proposed Accomplishments:</i>	Number: 4 units	Type: Housing Units	